

East Riding Local Plan
Land to the South West of Beverley
Masterplan Supplementary Planning
Document

Consultation Statement
July 2016



EAST RIDING

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 2012¹, and its adopted Statement of Community Involvement (SCI) (January 2013)².
- 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 to the South West of Beverley Masterplan SPD. The SPD provides guidance on the application of Policies BEV-J, BEV-L, and BEV-Q (two housing allocations and one allocation for an extension to Keldmarsh Primary School to the South West of Beverley) of the East Riding Local Plan Allocations Document and will be an important material consideration in the determination of relevant planning applications.

2. Consultation

- 2.1 Preparation of the draft 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 draft Masterplan; and Sustainability Appraisal, Strategic Environment Assessment, and Habitats Regulation Assessment Screening Opinion were made available for statutory public consultation between Monday 13th July, 2015 to Monday 14th September, 2015. A wide range of stakeholders were consulted, including the following bodies and persons:
- All Town and Parish Councils;
 - All Consultees registered on the Local Plan database who had previously made representations on the Masterplan allocations during the East Riding Local Plan process;
 - Duty to Cooperate Bodies³;
 - Elected Members;

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

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

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

- Planning agents registered on the Local Plan database; and
- Specific Consultation Bodies⁴.

2.3 A press release was issued, which subsequently led to articles in the East Riding Voluntary Action Service (ERVAS) newsletter, East Riding News, Grapevine (internal newsletter for East Riding Council Employees), 'Have Your Say' the Council's consultation web page, HEY Today Website, HUI7.net Website, Yorkshire Post, and Yorkshire Evening Post. The consultation was also reported at all Planning Committees.

2.4 Two 'drop-in' events were held on the 28th July and 1st September, 2015, both at the Treasure House in Beverley. These 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.

2.5 The draft Masterplan and associated documentation was made available for inspection on the council's website⁵ and in Beverley's customer service centre and library (Treasure House). Comments were invited in writing, no later than Friday 4th September 2015- later extended to Monday 14th September, 2015, either by post or email.

3. Consultation Responses and Main Issues

3.1 A total of 106 responses were received to the draft masterplan, which included 15 responses from statutory and other organisations and 91 from the general public, developers and agents. In addition, a petition was submitted to the masterplan with over 1,000 signatories. The responses received are broadly summarised below:

- General concern over the scale of housing development proposed in the masterplan and Beverley as a whole. Consultation regarding scale of development proposed for individual sites and settlements has been considered through preparing the Local Plan and is reflected in the masterplan. The full Local Plan was adopted on 27 August, the content of which is reflected in this masterplan. The masterplan does provide guidance on the other types of development that will take place on the site. This includes the amount and location of open space, retention of existing vegetation, provision of new infrastructure and facilities (such as a new school and neighbourhood centre) which will help to integrate the new housing development into the town.
- Both Historic England and Beverley Civic Society highlighted that the masterplan should include more detail on the design expectations for new

⁴ Listed in Appendix D of the Council's Statement of Community Involvement (SCI)

⁵ www.eastriding.gov.uk/spd

development. The design guidance within the masterplan has been revised to take these comments into account. The masterplan includes a detailed analysis of Beverley's townscape. It also identifies those features distinctive to Beverley, including local materials and detailing, scale and massing of existing built development within the town.

- Beverley and District Civic Society also expressed concern that the new development should have an identity of its own.
- Network Rail clarified it would only consider contributing to funding a brideway bridge over the rail line if this resulted in a safety improvement to its network, for example through closing an existing crossing. Therefore, the masterplan map has been amended to reposition the new bridge to ensure it would be viewed as a direct replacement for the existing England Springs crossing.
- A number of consultation responses expressed concern over the proposed density of development on the site. It was viewed as being of higher density when compared with the existing housing along Lincoln Way. Including proposed areas of open space the proposed density of housing development within the masterplan area is likely to be very comparable to that within the Lincoln Way estate. Densities are likely to be a little higher as development takes place due to changes to national and local policy to make the most efficient use of land in housing delivery.
- There was wide support for the inclusion of a large area of open space within the masterplan. The masterplan includes a significant amount of new open space. This has been focused to the southern/central part of the site and would create an open and green entrance to the town from the south.
- There were a number of responses from residents expressing concern that the connection from Shepherd Lane to the new spine road could impact on their residential amenity. Various access options have been included in the masterplan to ensure the timely deliverability of the site by not limiting access to one or two options. The Spine Road itself is unlikely to carry more traffic than Lincoln Way itself and therefore not have an impact which is any greater than this.

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.

4. Main changes to the SPD

4.1 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 main changes are summarised as follows:

- This has informed additional detailed design guidance that should be taken into account through development proposals for the south west of Beverley. Development is also required to incorporate additional views of the Minster, such as allowing for glimpses of the Minster from within the new housing that takes place closest to the town centre. To supplement this expanded design guidance, a design review could be supported for development proposals, as highlighted in the supporting text to policy ENVI of the emerging Local Plan Strategy Document
- The masterplan has been amended to include the provision of a 'central activities area' where the majority of the site's open space, neighbourhood centre, and new primary school are to be located. This creates a focus for the site which is highly accessible by foot, cycle and car, and gives the site an identity of its own.
- the masterplan map has been amended to reposition the new bridge to ensure it would be viewed as a direct replacement for the existing England Springs crossing.
- The Council held a meeting with Beverley Civic Society after consultation on the Masterplan to discuss some of their concerns which resulted in a number of changes including; provision of a 'green spine' along Long Lane of open space and vegetation; a 'cluster' approach to public uses including open space, school, and shops; and provision of opportunities for landmark buildings in prominent locations.