

Jenny Poxon
Head of Service Planning Delivery and Conformity
01924 331 601
jenny.poxon@yhassembly.gov.uk

Our ref: General/40b – Planning Conformity/Final Response/East Riding Beverley 2 May 07

8 May 2007

Philip Parker
Head of Planning and Development Control
East Riding of Yorkshire Council
County Hall
Beverley
East Riding of Yorkshire
HU17 9BA

Dear Philip

Application reference: DC/07/02415/STOUTE/STRAT/SL2

Erection of non-food (A1) retail units with associated highway works following demolition of existing council depot and care home (means of access to be considered) (Re-submission of 06/03982/STOUTE) at Land Opposite 335 Grovehill Road, Beverley, East Riding of Yorkshire, HU17 0JG.

Thank you for the opportunity to comment on the above application. The Assembly recognises that the scale of the proposed development has been reduced from 17,289 m² (as proposed in the withdrawn application DC/06/03982/STOUTE/STRAT) to 9,177.4 m² (ground floor net floor space with the potential for up to 4181 m² mezzanine cover). However, the issues raised by the scale and nature of the development in this location remain and I therefore refer you to the comments made on application DC/06/03982/STOUTE/STRAT (dated November 2006 see attached).

I hope that you find these comments useful. If you have any further queries about our response, please do not hesitate to contact me.

Yours sincerely



Jenny Poxon
Head of Service Planning Delivery and Conformity

Annex A

Contact: Jenny Poxon
Head of Planning Delivery and Conformity
01924 331555
jenny.poxon@yhassembly.gov.uk

Our ref: JP/PB/40b – Planning Conformity/final responses/Wind Farm Nov 06

30 November 2006

Philip Parker
Head of Planning and Development Control
County Hall
Beverley
East Riding of Yorkshire
HU17 9EA

Dear Philip

Planning Application number: DC/06/03982/STOUTE/STRAT/SL2

Erection of 15 non-food (A1) retail units with associated highway works following demolition of existing council depot and care home at Land Opposite 335 Grovehill Road, Beverley, East Riding of Yorkshire, HU17 0JG.

The Assembly is grateful for the opportunity to comment on this proposed development. The Assembly, as the Regional Planning Body, has been asked to comment on this development as its nature and location mean that it could have an effect on the implementation of the Regional Spatial Strategy (RSS). The current RSS for Yorkshire and Humber (based on the Selective Review of RPG12) was issued by the Secretary of State in December 2004. The RSS has the status of a Development Plan Document and forms part of the framework for decisions taken under section 38 of the Planning and Compulsory Purchase Act (2004), which means that decisions on all applications have to be taken in accordance with the Development Plan unless other material considerations indicate otherwise.

The Planning and Compulsory Purchase Act (2004) and Circular 08/2005 make it clear that a draft RSS submitted to the Secretary of State is a relevant regional policy against which strategic applications can be considered. This Assembly response therefore also highlights relevant issues that arise from the Yorkshire and Humber Plan (draft RSS) December 2005 – the RSS submitted to the Secretary of State.

Both the existing and draft regional spatial strategies aim to achieve a more sustainable pattern and form of development, investment and activity across the region, putting a greater emphasis on matching needs across the region with opportunities and managing the environment as a key resource. There is a particular emphasis on achieving the regeneration and renaissance of the region's city and town centres by making them the focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities in the region (for example Policy P1, existing RSS, December 2004 and Policy YH5, Draft RSS, December 2005).

In seeking the implementation of these policies across the region, the Assembly therefore offers the following comments on the proposed application for the demolition of a council depot, residential care home and associated council service facilities to be replaced by a retail development of 13 retail units in two terraces which would bound the east and west sides of a central car parking area. A café and kiosks are proposed for the south side of the development.

An application of this nature clearly raises strategic and local issues. The local authority will carry out its own assessments to determine the level of retail need and the extent to which this development will meet those needs, whether it will have an adverse impact on existing centres, the availability of other more central and accessible sites, the appropriateness of any proposed environmental mitigation measures and its economic impact.

Regional Policy context

Policies in the current RSS (December 2004) seek to focus development on the region's town and city centres, reduce the need to travel, ensure that development is accessible by a range of transport modes and support the renaissance and regeneration of the region's urban centres by promoting high quality developments that reflect the scale and character of the centres to which they relate (see, for example, policies P1, S4, E1, SOC3, T1, T2).

Policies in draft RSS (December 2005) build on these principles. The Core Approach (Policies YH1 – YH9) makes it clear that most new development, and high trip generating uses, should be focused on Regional and Sub-Regional Centres and that away from these sufficient development should be permitted in Principal Service Centres (of which Beverley is one) to enable them to fulfil their role as service centres (Policy YH8 building on policies YH5, YH6 and YH7 and Policies E2 and T1).

The Assembly response to this application needs to focus on the strategic spatial issues raised by this proposal. These relate to the scale and nature of the application given its sub-regional and local context, its proposed location and its accessibility.

Scale and nature – location in sub-area

The applicants state that there is a proven quantitative and qualitative need for this type and scale of retail development in Beverley. In reviewing this assessment, the

local authority will need to consider whether this need exists and how it can best be met. A key strategic issue is whether the scale and nature of development that is proposed is greater than that needed for Beverley in its role as a Principal Service Centre. If so, the proposed development should be located in a Regional or Sub-Regional centre (in this case Hull) and not in Beverley as this would start to undermine the functionality of the settlement network set out in the draft RSS (and in the Hull and East Riding Joint Structure Plan).

Scale and nature – location in Beverley

The proposed retail development is on the edge of the urban area of Beverley, outside of its centre. Policy P1 in current RSS (December 2004) requires a sequential approach to site selection. YH8 of draft RSS (December 2005) also makes it clear that a sequential approach should be taken in determining applications to ensure that developments are either reusing land or buildings within centres, infilling sites within centres or are on sites that are well connected on public transport routes and that can maximise accessibility by public transport, walking and cycling. Policy E2 of draft RSS reinforces these principles by stating that 'City and town centres will be the main focus for office, comparison shopping, health, education....and other uses which generate a high level of people movements. These uses should not be located outside of these centres if they would undermine the delivery of the Plan's Core Approach (YH1-YH8)'.

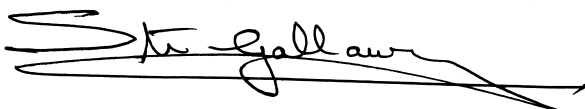
The location of this proposal is therefore not in line with the regional Plan's approach.

Accessibility

Ensuring the accessibility of development by non-car modes is a key principle of regional planning policy. The proposal is a high-trip generating development and it is essential that access by non-car modes to the site is a reality. Accessibility criteria are set out in current and draft RSS to provide guidelines on how this should be achieved (Policy T2 and Table 7.4, December 2004). These include acceptable walking and overall journey times for the population that would be travelling to the site. The traffic impact assessment has not evaluated the development against these criteria. From the information available the proposal does not appear to meet the minimum accessibility standards. This therefore needs to be assessed in more detail before a decision on the application is made.

If you have any queries about these points, please do not hesitate to contact Jenny Poxon on 01924 331555.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Stephen Galloway', with a long horizontal flourish extending to the right.

Stephen Galloway
Chair, Regional Planning Board
Yorkshire and Humber Assembly