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Our ref: General/40b – Planning Conformity/Final Response/East Riding Residential Development April 07

25 April 2007

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

Dear Philip

Application reference: DC/06/10153/STOUT/STRAT/JOS

Erection of a residential development (access, layout and scale to be considered) at Field House Farm Land, Swinefleet Road, Old Goole, East Riding of Yorkshire.

Thank you for consulting the Assembly on the above. I am pleased to forward the following officer comments to you, based on the current and draft RSS.

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.

Policy P1 in current RSS (December 2004) requires a sequential approach to site selection. Its key locational requirement is that "wherever possible development should be located within urban areas". Therefore local planning authorities should seek to identify all the opportunities for development within urban areas, by adopting a sequential approach, which should start with suitable previously developed land. Policy 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. The proposed site is situated on the edge of the urban area of Goole but it is not evident that a sequential test has been carried out to demonstrate that other sites have been assessed and rejected.

Current and draft RSS support an urban focus for development and housing that meets local needs, including the need for affordable housing. Goole was identified as Principle Service Centre in the Regional Settlement Strategy that fed into the preparation of the draft RSS. Policy YH6 of draft RSS states that away from the Region's Regional Centres such centres will be the main focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities. Policy YH8 of draft RSS states that Principle Service Centres should provide for sufficient development to enable them to fulfil their service centre role.

Both current and draft RSS include policies on affordable housing. Policy H4 of existing RSS encourages local authorities to carry out Housing Needs Assessments, from which targets for the provision of affordable housing can be set. Policy H3A of the draft RSS suggests that in areas of 'high need' (including Goole) over 40% of homes (on sites of 15 homes or more) needs to be affordable. Given this context, the local authority is encouraged to consider what would be the appropriate mix of housing in this development.

In the light of the above, our comments on the proposed development are that:

- The Local Authority will need to be confident that the proposal is backed up by evidence of a sequential approach to site selection.
- The Local Authority will need to consider the findings of their Housing Needs Assessment when determining an appropriate level of affordable housing.

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