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Our ref: 40b – Planning Conformity/Final Responses/East Riding Residential Dev, Goole Jan 08

29 January 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

**Planning Application Number: DC/02/04149/OUT/STRAT**

**Erection of Residential Development at Land North Of, The Hollies, 49  
Coniston Way, 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.

Please note that the Secretary of State's Proposed Changes to Draft RSS have now been published (September 2007). Government guidance (paragraph 4.19 in PPS12) states: "Where the regional spatial strategy...has been through an Examination in Public, and the proposed changes have been published, considerable weight may be attached to that strategy because of the strong possibility that it will be published in that form by the Secretary of State".

Assembly responses to consultations on strategic applications will therefore have to make it clear how the Proposed Changes impact on the policies quoted and to point out to local authorities that 'considerable weight' will need to be attached to them by the decision-making body and by Inspectors at Examinations of DPDs and application Inquiries. At the same time, it should be noted that the Assembly itself has made comments on the Proposed Changes and that the final version of the new RSS is expected in Spring 2008.

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).

### *Regional Policy Context*

It is stated in the planning application that the type/mix is to be agreed will be local planning officers. Therefore the Assembly would like to draw your attention to policies H4 of existing RSS (2004) and H4A of draft RSS (2005) that cover housing mix. Policy H4 of existing RSS encourages local authorities to take account of the need for different types and sizes of housing to meet all needs when releasing land for housing. Policy H4A of draft RSS (2005) states that local authorities and developers should ensure the provision of homes for a range of size, type and tenure of household that reflects the needs of the area.

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 East Riding) over 40% of homes (on sites of 15 homes or more) needs to be affordable. The Secretary of State's Proposed Changes to draft RSS (2007) Policy H3 recommends that LDFs should set targets for amount of affordable housing to be provided. A provisional estimate of the proportion of new housing that may need to be affordable is over 40% in the East Riding of Yorkshire.

The Assembly would encourage the local authority to ensure that the proposed mix of house types and tenures accord with the messages emerging from their Strategic Housing Market Assessment. Of particular issue may be the absence of any shared ownership affordable homes given that the Strategic Housing Market Assessment indicates a preference for this tenure in East Riding as a whole.

In light of the comments made above, the Assembly would encourage the local authority to ensure that a proportion of the dwellings are affordable, to meet locally identified need.

If you have any queries about these points, please do not hesitate to contact Andy Haigh on 01924 331601.

Yours sincerely



Andy Haigh  
Head of Planning Delivery and Conformity