

Supplementary planning documents

Explains what supplementary planning documents are.

What are Supplementary Planning Documents (SPD)?

Supplementary Planning Documents (SPDs) expand or add details to policies laid out in [Local Plans](#). These may take the form of design guides, area development briefs, a master plan or issue-based documents. For example, SPDs can cover topics such as affordable housing or residential extensions.

Four topic-based SPDs have been adopted by the council so far:

- [Affordable Housing SPD - April 2016](#)
- [Sustainable Transport SPD - April 2016](#)
- [Open Space SPD - November 2016](#)
- [Lower Derwent Valley SPD - January 2018](#)

The council and partners have also prepared masterplans and development briefs to guide the development of specific sites identified in the [Allocations Document](#). Five have been prepared so far:

- [Bridlington Town Centre and Marina \(an SPD\)](#)
- [Land South East of Beverley \(not an SPD\)](#)
- [Land South West of Beverley \(an SPD\)](#)
- [Land North of Bridlington \(an SPD\)](#)
- [Land North East of Driffield \(an SPD\)](#)

In addition to the above, various studies and reports prepared as part of the Local Plan [evidence base](#) may also be a material consideration when determining planning applications.

Is there any guidance on providing new housing?

Yes. The council has prepared three notes to help guide applicants prepare planning applications involving housing, and these will be used by officers and councillors to inform decisions on planning applications. The guidance notes are not formal Supplementary Planning Documents but will guide how the relevant policies of the East Riding Local Plan will be considered (e.g. Policy H1 of the [Strategy Document](#)).

[Housing guidance - Housing mix \(pdf 446kb\)](#)

[Housing guidance - Self-build and custom house building \(pdf 834kb\)](#)

[Housing guidance - Community-led housing \(pdf 380kb\)](#)

[Is there any guidance on the provision of new affordable housing?](#)

An Affordable Housing Supplementary Planning Document providing guidance on the provision of affordable housing was adopted at Full Council on 6 April This replaces the Interim Approach on Affordable Housing (2007) and the accompanying background notes (2014).

The Supplementary Planning Document is available to view below and provides guidance on when affordable housing is required, how much affordable housing will be required and how the amount is calculated. It also provides advice on the provision of rural exception sites. These sites may not normally be used for housing because, for example, they are subject to policies of restraint. However, the site may be suitable for bringing forward for affordable housing where there is evidence of local need. All housing development on an exception site must be affordable for local people and remain so indefinitely.

The Supplementary Planning Document is an important consideration in determining relevant planning applications, which will be assessed against how they have addressed the guidance within the document.

Addendum

Following the publication of the revised National Planning Policy Framework, an addendum note has been prepared to be read alongside the Affordable Housing SPD. This outlines how the council will apply the revised policies in the National Planning Policy Framework that cover the delivery of affordable housing. Further details are set out in the addendum below.

[Affordable Housing SPD - April 2016 \(pdf 4.2mb\)](#)

[Affordable Housing Addendum - February 2019 \(pdf 2.5mb opens in new window\)](#)

Supporting information

[Affordable Housing SPD - Adoption Statement \(pdf 52kb\)](#)

[Affordable Housing SPD - Consultation Statement \(pdf 212kb\)](#)

[Strategic Environment Assessment and Habitats Regulations Assessment Screening Report \(pdf 128kb\)](#)

The council has a list of Registered Providers that usually work in the East Riding. The current list is available to view below.

[Current Registered Providers in the East Riding \(pdf 89kb\) opens in new window](#)

The council commissioned District Valuer Services to independently determine appropriate indicative transfer values and commuted sums for affordable housing in the East Riding. The study can be viewed below.

[Indicative transfer values \(pdf 773kb\)](#)

An [Affordable Housing Viability Assessment](#) has helped determine the appropriate affordable housing requirements in and across the East Riding.

For more information on the different types of affordable housing and what the council is doing to help provide more, please visit the [Affordable Housing - Housing Strategy page](#).

[Is there any guidance on the provision of new open space as part of new developments?](#)

Yes. An Open Space Supplementary Planning Document (SPD) providing guidance on the provision of open space was adopted at Full Council on 1 November 2016. The SPD informs the application of Policy C3 (Providing public open space for leisure and recreation) of the East Riding Local Plan [Strategy Document](#).

[Open Space SPD \(pdf 5.08mb\)](#)

More information on the Open Space SPD can be found on the [open space on new developments page](#).

Supporting documents

[Open Space SPD - Adoption Statement \(pdf 79kb\)](#)

[Open Space SPD - Consultation Statement \(pdf 189kb\)](#)

[Open Space SPD - SEA HRA Screening Report \(pdf 115kb\)](#)

[Is there any guidance on transport issues and new development?](#)

A Sustainable Transport Supplementary Planning Document (SPD) providing guidance on travel planning and parking provision and design was adopted in May 2016. It provides guidance on producing a travel plan and when a travel plan is needed in support of a planning application. The document also helps ensure proposed developments provide appropriate levels of parking for bikes, motorcycles and vehicles.

[Sustainable Transport SPD \(pdf 642kb\)](#)

Supporting documents

[Sustainability Appraisal Screening Report for the Sustainable Transport SPD \(pdf 161kb\)](#)

[Sustainable Transport SPD Adoption Statement \(pdf 95kb\)](#)

[Sustainable Transport SPD Consultation Statement \(pdf 349kb\)](#)

[What is the approach to development and flood risk and surface water?](#)

Whilst not a formal supplementary planning document, the council has prepared a guidance note on how planning officers will use the council's Strategic Flood Risk Assessment in applying the national and local flood risk policy in determining planning applications in the East Riding. The guidance note can be viewed on the [Strategic Flood Risk Assessment page](#).

In addition, the council has also prepared a planning note and standing advice on how sustainable drainage systems (SuDS) should be taken account of in new developments. The

note provides guidance on how the Government's standards for SuDS and surface water drainage will apply in the East Riding. The note can be accessed on our [design of surface water drainage systems page](#).

What are the plans for the land southeast of Beverley?

A development brief has been prepared for the land to the southeast of Beverley, which is allocated in the Allocations Document (ref: BEV-K). The brief will be used to inform any planning applications for developing the site.

A consortium of landowners has prepared the brief to illustrate how the site can deliver a mixed-use development comprising housing, employment, open space and recreation, and a park and ride facility. The final version of the brief has been prepared following a period of public consultation in Summer 2015.

[Development brief for land southeast of Beverley - December 2015 \(pdf 7.1mb\)](#)

We have also prepared a schedule of the responses received on the draft brief, together with an officer comment.

[Schedule of consultation responses to draft development brief \(pdf 139kb\)](#)

What are the plans for the land southwest of Beverley?

A masterplan has been prepared for the land to the southwest of Beverley. The masterplan will guide the development of allocations BEV-J, BEV-L and BEV-Q. In total, the land is allocated to provide around 1,900 new homes, significant areas of open space and an extension to Keldmarsh Primary School. The final version of the masterplan has been prepared following a period of public consultation in Summer 2015, and was formally adopted by the council as a supplementary planning document in July 2016. The masterplan was then revised and adopted in May 2019. Revisions relate only to the infrastructure costs and provision to reflect a more up to date position. These amended costs are set out in Section 8 of the revised SPD with amended explanatory wording contained within Section 7.

[South West Beverley Masterplan SPD - Revised May 2019 \(pdf 18.2mb\)](#)

A number of supporting documents are available to view alongside the masterplan.

[Schedule of consultation responses to draft masterplan \(pdf 684kb\)](#)

[Adoption Statement - South West Beverley Masterplan SPD \(pdf 101kb\)](#)

[Consultation Statement - South West Beverley Masterplan SPD \(pdf 281kb\)](#)

[Revised SA SEA HRA Scoping Report - South West Beverley Masterplan SPD \(pdf 594kb\)](#)

[What are the plans for the land north of Bridlington?](#)

The Land to the North of Bridlington Masterplan has been prepared and adopted as a Supplementary Planning Document (SPD) by the council on 12 December 2017. The adopted SPD provides further guidance on the development of housing allocations BRID-A and BRID-B to the north of Bridlington. The document will be an important material consideration in the determination of planning applications. In total, the land is allocated to provide around 1,400 new homes on an area just under 56 hectares. This represents one of the key areas of housing growth within the Local Plan.

[Land to the North of Bridlington Masterplan December 2017 \(pdf 13.8mb\)](#)

Supporting Documents

[Adoption Statement \(pdf 51kb\)](#)

[Consultation Statement \(pdf 90kb\)](#)

[Screening Document for Sustainability Appraisal, Strategic Environment Assessment and Habitats Regulations Assessment \(pdf 119kb\)](#)

How we use your information

If you make a comment on or request to be kept informed of progress on the Local Plan, including Minerals and Waste Local Plans and the Community Infrastructure Levy, Statement of Community Involvement or Supplementary Planning Documents (SPD) progress, your details will be held securely. You will be notified of and consulted on the progress of the document that is currently being produced until its adoption. You may also be consulted and informed about the preparation of other planning document(s), such as SPDs that are reasonably related. Responses will be retained until the document you commented on has been adopted and is later superseded.

Comments will be made publically available to view on the council's website. The council only redacts comments from individual members of the public to remove personal data in respect of email addresses, telephone numbers and signatures. The council will not post comments which it considers to be libellous, discriminatory or otherwise offensive.

If you no longer wish to receive updates, please email your request to forward.planning@eastriding.gov.uk or write to:

Forward Planning,
County Hall,
Cross Street,
Beverley,
East Riding of Yorkshire,
HU17 9BA.

For more information on how the council uses information, you can view the council's [privacy statement](#).

Has guidance been prepared for the Lower Derwent Valley?

The Lower Derwent Valley Supplementary Planning Document (SPD) was adopted by the council on 16 January 2018. The adopted SPD has been prepared to add further guidance to policies ENV2 (Promoting a high-quality landscape) and ENV4 (Conserving and enhancing biodiversity and geodiversity) of the East Riding Local Plan Strategy Document.

These identify that the Lower Derwent Valley is an internationally important area for nature conservation and is recognised as a discrete area of environmental and landscape value. Whilst the guidance contained within the SPD has been prepared jointly with Natural England, City of York Council, North Yorkshire County Council and Selby District Council, it covers only that part of the Lower Derwent Valley that is located within East Riding of Yorkshire. It outlines the importance of the Lower Derwent Valley and the existing protection afforded to the area through the planning system, which includes guidance on:

- identifying development proposals that could have an impact on the Lower Derwent Valley; and
- the biodiversity and landscape enhancements which could be delivered through the planning system to ensure new development protects and enhances the Lower Derwent Valley.

[Lower Derwent Valley SPD \(Adopted Jan 2018\) \(pdf 6.36mb\)](#)

Supporting Documents

[Lower Derwent Valley Adoption Statement \(pdf 166kb\)](#)

[Lower Derwent Valley Consultation Statement \(pdf 206kb\)](#)

[SEA HRA Screening report \(pdf 119kb\)](#)

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[What are the plans for the land to the North East of Driffield?](#)

The Land Northeast of Driffield Masterplan has been prepared and adopted as a Supplementary Planning Document (SPD) by the council on 4 September 2019. The adopted SPD provides further guidance on the development of housing allocation DRF-B to the north of Driffield. The document will be an important material consideration in the determination of planning applications. In total, the land is allocated to provide around 800 new homes on an

area just under 46 hectares. This represents one of the key areas of housing growth within the Local Plan.

The masterplan, adoption statement and supporting screening document for sustainability appraisal, strategic environment assessment and habitats regulations assessment are available below:

[Land North East of Driffield Masterplan Supplementary Planning Document \(pdf 6.27mb\)](#)

[Adoption Statement \(pdf 131kb\)](#)

[Consultation Statement \(pdf 155kb\)](#)

[North East Driffield Masterplan SA SEA HRA Scoping Report \(pdf 178kb\)](#)