

**East Riding Local Plan**  
**Land to the North of Bridlington**  
**Masterplan Supplementary Planning**  
**Document**

**Consultation Statement**  
**September 2017**



**EAST RIDING**  

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**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 2012<sup>1</sup>, and its adopted Statement of Community Involvement (SCI) (May 2017)<sup>2</sup>.
- 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 North of Bridlington Masterplan SPD. The SPD provides guidance on the application of Policies BRID-A, and BRID-B, which relate to two housing allocations North of Bridlington within the East Riding Local Plan Allocations Document. The Masterplan will be an important material consideration in the determination of relevant planning applications.

## 2. Consultation

- 2.1 Preparation of the 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 Masterplan; and Sustainability Appraisal, Strategic Environment Assessment, and Habitats Regulation Assessment Screening Opinion were made available for statutory public consultation between Monday 27th March, 2017 to Monday 8th May, 2017. A wide range of stakeholders were consulted, including the following bodies and persons:
- Bridlington Town Council and its neighbouring Parish Councils;
  - Individuals who have requested to be informed of Local Plan progress and previous respondents to the Proposed Submission Allocations Document regarding allocations BRID-A and BRID-B;
  - Duty to Cooperate Bodies<sup>3</sup>;
  - Elected Members;
  - Bridlington Schools;
  - Planning agents registered on the Local Plan database;

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

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

- Specific Consultation Bodies<sup>3</sup>; and
- General Consultation Bodies<sup>3</sup>.

2.3 A press release was issued, which was publicised by the following news outlets

- Hull Daily Mail;
- Yorkshire Post;
- Bridlington Free Press;
- Bridlington Echo;
- Yorkshire Coast Radio;
- BBC Radio Humberside;
- BBC Look North;
- ITV Calendar;
- KCFM; and
- Viking FM;

2.4 The consultation was also reported at the Council's Planning Committee and the Eastern Area Planning Sub-Committee.

2.5 A 'drop-in' event was held on the 12<sup>th</sup> April, 2017, at Bridlington North Library. This 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.

2.6 The draft Masterplan and associated documentation was made available for inspection on the council's website<sup>4</sup>. Hard copies were available at County Hall Beverley, Bridlington Customer Service Centre (Bridlington Town Hall), Bridlington North Library and Bridlington Central Library.

2.7 Comments were invited in writing by Monday 8th May, 2017, either by post or email.

### **3. Consultation Responses and Main Issues**

3.1 A total of 33 responses were received to the draft masterplan, which included 21 responses from agents, developers, statutory and other organisations; and 12 from the general public. The responses received and resulting changes are broadly summarised below:

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

<sup>4</sup> [www.eastriding.gov.uk/spd](http://www.eastriding.gov.uk/spd)

- General concern over the scale of housing development proposed in the masterplan and Bridlington as a whole including the loss of best most versatile agricultural land and open countryside. 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 road that links Scarborough Road with Bempton Lane and a neighbourhood centre) which will help to integrate the new housing development into the town.
- Constructive comments received, particularly those made by the Bridlington Civic Society, have helped provide more detail on the local design expectations for new development within the masterplan area. The masterplan includes a detailed analysis of Bridlington's townscape and surround landscape. It also identifies those features distinctive to Bridlington, including local materials and detailing, scale and massing of existing built development within the town.
- A number of responses from residents expressed concern that the surrounding highway network could not cope with the proposed level of development. The masterplan seeks to increase the highway connectivity across the north of the town to provide local residents with a variety of routes. This includes connecting Scarborough Road with Pinfold Lane, Bempton Lane and Airedale Drive to the East. 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.
- Residents outlined issues with the capacity of local infrastructure such as school places, GP facilities and access to healthcare. The Council is aware of the required need to address future deficits in Bridlington's school capacity and propose to take private (developer) contributions to fund additional school places as and when they come forward. The Council also work with the NHS to ensure they are aware of planned future developments, which feeds into their service planning. Individual proposals submitted as planning applications will need to satisfy East Riding Local Plan Policy CI, which requires new development to be adequately serviced by infrastructure and facilities.
- Disabled Voices East Riding emphasised the importance of recognising the design requirements of disabled individuals, young families and the elderly. This included a range of issues from ensuring footpaths are wide enough for pushchairs, to ensuring textured surfaces are provided at pedestrian crossings for the visually impaired and to ensure older people accommodation can access public transport without having to walk a great distance or up a significant gradient. The comments received have helped ensure the masterplan appropriately signposts relevant design guidance for developers.

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:

- The design guidance within the masterplan has been revised to include additional local design considerations for developers to consider in the preparation of their applications. These include, the use of replicated elements of local buildings, encouraging the use of garages to create pleasant car free environments and reduce the need for off street parking and the use of creative bespoke designs and layouts, the use of northern European species in planting schemes and signposting to the latest Secure by Design guidance.
- A reference to Manual for Streets 2 has been inserted to further signpost the need to create integrated development and the importance of connected streets in urban extensions. This is in response to concerns raised around linking Scarborough Road with Pinfold Lane, Bempton Lane and the residential estate north of West Crayke.
- A number of additional references to important design considerations that are required to meet the needs of disabled people, young families and older people have been inserted. Examples being, the need to consider the length and gradient of a resident's walk to and from the bus stop when locating specialist accommodation, ensuring open space is accessible to all and providing alternative parking needs.
- The provisional Public Right of Way crossing Brid-B has been added to the site constraint map and a potential Foot/Cycle Access shown on the Masterplan Map. This ensures the provisional Public Right of Way is considered in the preparation of individual planning applications.
- Additional text has been added to the Masterplan Requirements, Road Access section to ensure each housing proposal is assessed on its individual merits in light of any cumulative highway capacity impacts with other developments at the time of determining the planning application. This is to ensure appropriate highway improvements are made throughout the life of the masterplan.