

DOGGER BANK SOUTH OFFSHORE WIND FARMS  
CAH1 HEARING – RIPLINGHAM ESTATES LIMITED  
AND THE LOS TRUSTEES

STATEMENT BY REGISTERED ID NO. 2005086 – MICHAEL GLOVER MRICS, FAAV  
OF  
MICHAEL GLOVER LLP, CHARTERED SURVEYORS,  
GLOBE HOUSE, 15 LADYGATE, BEVERLEY, HU17 8BH

SITE REFS.

Riplingham Estates Limited – Vinegar Hill Farm, Beverley – (DM PARCEL REF: 2586)  
(Land Plan: 17-011) (10,135 m<sup>2</sup>)

Los Trustees – Land at Molescroft, Beverley – (DM PARCEL REF: 2432)  
(Land Plan: 14-006) (32,110 m<sup>2</sup>)

AGENDA ITEM CAH1

Introduction

1. The issues upon which we would like to draw attention to the EXa relate to the manner in which the proposed acquiring authority, RWE, in the event of confirmation of a DCO, seemingly seek to apply the CPO powers that they would secure, in the case of two parcels of land, referred to above in respect of which they currently seek voluntary easements.
2. We consider that the proposals put forward by RWE in the context of their approach for a voluntary agreement, are contrary to the principles of the Compulsory Purchase Code in both the case of Riplingham Estates Limited land and that of the Los Trustees.
3. Whilst we accept that the quantum of disputed compensation in the case of Compulsory Purchase acquisitions is a matter for the Upper Tribunal (Lands Chamber), we believe it is the role of the examining authority, in the case of consideration of a grant of DCO powers, to be satisfied that the steps the body seeking those compulsory powers intends to take would be in compliance with the Compulsory Purchase Code.
4. The key elements of our concern are clearly set out in correspondence following meetings prior to and following a meeting on 10<sup>th</sup> September 2024 with Dalcour Maclaren, RWE's agents.
5. The basis of our arguments can be clearly followed by reference to correspondence over the matter, set out within the following attached documents:-
6. Annex A – MGLLP email to Georgina Hurley of Dalcour Maclaren of 31<sup>st</sup> August 2024 at 11:08. This related to heads of terms RWE had proposed seeking a voluntary agreement for an option for an easement. This meeting followed earlier correspondence and meetings within which we have consistently made the same points, starting in 2022.

Annex B – MGLLP email of 30<sup>th</sup> September 2024 at 17:24 to Georgina Hurley at Dalcour Maclaren, together with attached notes of a meeting on 10<sup>th</sup> September 2024 between Michael Glover LLP, Dalcour Maclaren and RWE.

There was, at the same time, correspondence about the terms of a development clause proposed by RWE to address our concerns over interference with development potential. Those proposals placed the cost of diverting the cables, should that be necessary onto the Grantor, which we have pointed out was likely to be wholly uneconomic.

These discussions are ongoing.

Annex C – Georgian Hurley (Dalcour Maclaren) email to MGLLP of 11<sup>th</sup> October 2024 at 17:25 and 17:34. Point 5 of the email acknowledges that the offer made by RWE for an easement is not made on the basis of land values, but for a package of Grantor covenants.

Annex D – MGLLP letter of 31<sup>st</sup> October 2024 to Georgina Hurley of Dalcour Maclaren.

Annex E – MGLLP email of 12<sup>th</sup> January 2025 relating, inter alia, to further settlement edge sales comparables, together with the precursor email from Georgina Hurley.

Annex F – Gladman letter of 19<sup>th</sup> June 2024 (Redacted Element).

Annex G – East Riding of Yorkshire Council Local Plan Sustainability Matrix (Site 7) – see pdf page 4 and associated plan identifying sites.

7. The development clause issue has been progressed since, in that RWE consider that, in the event of the land having a development opportunity, the detrimental impacts of the existence of the cables would best be served by a development clause which RWE have proposed and which they state would address the issue of whether any compensation is due for an inability to develop the easement land (and, presumably, but not stated, land severed by the easement strip).
8. Given RWE's position to date, we would not have faith in the reasonable chances of the operability of such a clause anyway, given the tests set out that the Grantor would have to meet.
9. The alternative to compensation, set out in the Draft Development Clause, (until 10<sup>th</sup> January 2025 when RWE's position changed) was the ability of the Grantor to meet the cost of diverting the cables, which we believe RWE will be well aware is likely to be completely uneconomic.
10. Within LIG meetings, it was made abundantly clear to RWE by Edward Smith of Michael Glover LLP that land directly on the urban fringe needs to be addressed differently in terms of land valuation in the context of the rights RWE seek.
11. We would acknowledge that, for pure agricultural land away from settlements, the compensation figure and terms put forward are probably, in many cases, not an unreasonable basis of settlement but, for the two sites in question, on the very edge of a settlement like Beverley, the terms are not reasonable from a landowner's perspective.
12. It is appreciated that it is only an easement RWE seek to acquire, but the implications greatly restrict what can be undertaken on the land, both on the easement strip and by virtue of

restrictions on crossing the easement strip with roads and services, what can be undertaken on the severed areas of the ownerships.

13. Within our letter of 31<sup>st</sup> October 2024 (Annex D) we set out the core principle CP Code case of *Horne v Sunderland Corporation*. In fact, since 1941 and the principle of “Equivalence” – which Scott LJ advanced, there have been rights to various supplementary forms of compensation, such as home loss and farm loss payments and compensation for disturbance. These, we understand, were designed to reflect the imposition of a compulsory acquisition.
14. Whilst we appreciate that wide-ranging schemes such as RWE’s Dogger Bank South proposals do have to try to approach matters with a ‘broad brush’ because of the number of rights they seek to acquire, provision should be made to address circumstances where, clearly, the Compulsory Purchase Code requirements would not be met by application of a standardised ‘one size fits all’ approach. The Compulsory Purchase Code is supposed to address not only land values but also severance and injurious affection. The issues of disturbance are an issue RWE have sought to address in their terms in an agricultural context.
15. The over-arching basis of our objection is that RWE are refusing to accept that land on the urban fringe is worth more than land way out in open countryside. Dalcour Maclaren have claimed that other owners on the urban fringe have accepted their proposals but have not provided any evidence and we do not know whether any of these are distorted by virtue of any arrangements associated with converter station site acquisitions.
16. As we have stated earlier, disputed compensation quantum is ultimately a matter that can be determined by the Upper Tribunal (Lands Chamber). The issue here, however, is that we do not believe Compulsory Purchase powers should be granted to an applicant that is not prepared to acknowledge a position that is generally accepted by any reasonable person conducting normal enquiries and particularly in relation to land in highly advantageous locations from a planning perspective. Namely, that land on the urban fringe, particularly in advantageous positions in a planning context, where, on the rare occasions it is sold, normally achieves a significantly higher selling price than land in open countryside.
17. Landowners that face compulsory acquisition should be able to have faith in the Compulsory Purchase process and not be faced with, what we will have sought to show, are clearly, erroneous and unsupportable arguments advanced by a prospective acquiring authority, should it receive DCO powers.
18. Finally, as evidence of the points we have been making for over two years now, we attach at Annex G the East Riding of Yorkshire Council Forward Planning Section Land Bid analysis (Sustainability Matrix) identifying the attributes of Site BEV- 7, land at Vinegar Hill Farm, and other sites put forward in the area. We also attach, at Annex F, Gladman’s letter of 19<sup>th</sup> June 2024. It should be noted that Gladman approached our client first, having identified the site opportunity.

**Subject:** Dogger Bank South-Heads of Terms-Riplingham Estates Ltd-Vinegar Hill Farm, Beverley.  
**From:** Michael Glover [REDACTED]@mgllp.karoo.co.uk>  
**Date:** 31/08/2024, 11:08  
**To:** Georgina Hurley [REDACTED]@dalcourmaclaren.com>  
**CC:** [REDACTED]@mgllp.karoo.co.uk, [REDACTED]@rwe.com, Tim Wright [REDACTED]@Dalcourmaclaren.com>, [REDACTED]@dalcourmaclaren.com, [REDACTED]@mgllp.karoo.co.uk" [REDACTED]@mgllp.karoo.co.uk>

Dear Georgina

I write to advise that Riplingham Estates Ltd are not currently prepared to sign the Heads of Terms for an Option for a Deed of Easement.

Within the meetings we had with the LIG, Edward made clear that for landowners likely to be affected by the scheme that have alternative use/development potential, mainly urban fringe ownerships, the Heads of Terms would need to be specifically structured to accommodate such alternative use/development potential and should specifically reflect the significantly higher land values of urban fringe land sales.

At point 38 of the Heads of Terms this is hinted at, but it should be addressed in terms of quantum within Heads of Terms. Edward Smith and I had a virtual meeting with you on 5 June 2024 where we raised our concerns on this point and we also met with you in person at our office in Beverley on 1 August 2024 where we raised the same concerns and we sought to make you fully aware of why the land of Riplingham Estates Ltd at Vinegar Hill Farm, immediately adjacent to the built edge of Beverley has development potential, which has been reflected in the approaches by housebuilders for options, and also the approaches by Gladman, with whom we are taking matters further at the moment. Indeed, I showed you, in confidence, the correspondence from Gladman setting out their belief that the land is capable of early allocation for residential development.

Your emails have consistently failed to acknowledge that the Riplingham Estates Ltd land at Vinegar Hill land has any development potential even though this has been discussed with you in our meetings.

The scheme your client proposes will not only have significant adverse effects in relation to the easement area, but also in relation to the surrounding land of Riplingham Estates Ltd, including the severed land ownership and adversely impacts on the prospects for development on their ownership here.

Your client has shown that they are not taking development potential seriously in relation to the Los trustees land at Molescroft, where, to connect the severed parcel, your client is only prepared to permit a 300mm depth hardcore road. Los would only need to try to connect the severed part because of the DBS scheme.

The issue there with ERYC is certainly not at an end, and the potential to site the councils scheme a little further away from the built edge of Beverley is something Los seek to retain, although because of the unwelcome intervention of DBS, there is a preference not to have the scheme on the land at all, because of the constraints it brings. We would have hoped that your clients would have tried to be more accommodating, as if we try to move the development proposed by the

council further away from the Molescroft development edge, an adopted highway ( or at least a lot better road specification than a 300mm deep hardcore road) will be necessary, together with a need to lay services across your clients scheme proposed strip .

Exactly the same considerations apply to Riplingham Estates Ltd land at Vinegar Hill Farm .

Accordingly , our clients, Riplingham Estates Ltd feel unable to sign the Heads of Terms, even with caveats, because the issues at stake , and which you have failed to acknowledge , are so fundamental to the acceptability of terms for a Voluntary Agreement.

As per Edward Smiths email to you of yesterdays date , it is requested that we meet in early course at our offices in Beverley, together with Steve Harkin and the appropriate members of your team who you consider should be present, in order to discuss whether there is a way forward to see if we can reach a voluntary agreement which satisfactorily addresses BOTH parties concerns , in our case minimising the adverse effects on alternative use/development potential and addresses the level of easement consideration and, in your clients case, accommodating their objectives.

This request applies to both the Los Trustees land, which Edward has already addressed, and the land of Riplingham Estates Ltd at Vinegar Hill Farm, Beverley.

As things stand , our clients position is that they intend to lodge an objection to the Development Consent Order application for the proposed scheme .

I think your clients are being completely disingenuous to maintain an argument that land on the urban fringe with associated speculative values are to be treated in exactly the same way as land miles out into open countryside. That argument has been maintained by you notwithstanding the evidence provided to you to the contrary.

Both Edward and I look forward to hearing from you.

Kind regards,

Michael Glover

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Michael Glover LLP, Chartered Surveyors.  
Tel: 01482-863747.

Michael Glover [REDACTED]@mgllp.karoo.co.uk>

—Attachments:—

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**Subject:** Dogger Bank South-Land at Vinegar Hill Farm, Beverly ( Riplingham Estates Ltd) and Land at Molescroft, Beverley ( Los Trustees) .

**From:** Michael Glover <mgllp@mgllp.karoo.co.uk>

**Date:** 30/09/2024, 17:24

**To:** Georgina Hurley <Georgina.Hurley@dalcourmaclaren.com>

**CC:** digitalvault@mgllp.karoo.co.uk, "esmith@mgllp.karoo.co.uk" <esmith@mgllp.karoo.co.uk>, Steve.Harkin.extern@rwe.com

Dear Georgina,

I attach a note of our meeting on 10th September at our offices in Beverley. Please could you confirm that this note is accurate and reflective of RWE's position .

If you consider it inaccurate , please set out which elements you consider to be inaccurate and confirm RWEs views and position . However, Edward Smith has seen a copy of this and agrees it fairly represents the discussion and points made by each party at the meeting.

Just on the point about the figure offered being fixed for seven years, I accept that RPI indexation is proposed and please interpret the note on that basis .

Kind regards,

Michael Glover.

--



Michael Glover LLP, Chartered Surveyors.

Tel: 01482-863747.

Michael Glover <[mgllp@mgllp.karoo.co.uk](mailto:mgllp@mgllp.karoo.co.uk)>

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## NOTES OF MEETING

### DOGGER BANK SOUTH:

RIPLINGHAM ESTATES LIMITED (VINEGAR HILL FARM, BEVERLEY)

AND THE LOS TRUSTEES (LAND AT MOLESCROFT, BEVERLEY)

MEETING: 10<sup>TH</sup> SEPTEMBER 2024 AT GLOBE HOUSE, 15 LADYGATE, BEVERLEY

PRESENT: Steve Harkin (RWE), Georgina Hurley (Dalcour Maclaren as agent for RWE),  
M W Glover (representing Riplingham Estates Limited), Edward Smith  
(representing the Los Trustees)

Meeting commenced 11am.

1. The meeting had been arranged as neither Michael Glover nor Edward Smith felt they could recommend to clients the heads of terms offered by RWE through Dalcour Maclaren for an easement on the basis that the land values offered were not reflective of market values of land on the urban fringe. The parties present made the following points:-
  - (i) MG explained that an objection had been made to the scheme originally at the Consultation stage when, at that stage, the Dogger Bank South route of the cable easement had been virtually through the middle of the Riplingham Estates Limited land at Vinegar Hill Farm. Following discussions, the cable easement had been moved to the north-west part of the farmland block and MG acknowledged that that was a much better arrangement, but that it was still our client's preference that the cable easement missed the land altogether.
  - (ii) MG explained that, because of the geographical position of this land, it was felt to be highly likely that the land would be a future residential allocation for the following reasons:-
    - 1) The residential allocation to the south of Beverley, within the new bypass (Minster Way), was well advanced in terms of being built out.
    - 2) The town of Beverley is unusual in terms of being constrained as to outward expansion by virtue of the Commons comprising Beverley Westwood to the west of the town and Figham Common and Swinemoor Pastures to the east. The A1035 northern ring road forms a defensible boundary to development to the north and is residentially developed up to it. The area east and west of Long Lane, Beverley, south of Beverley, is largely developed with housing up to Minster Way, the southern ring road. One of the key areas left for development and which is in reasonably close proximity to the town centre, is the land to the south-west of the town within the A1079 ring road. We had made this argument previously and the reasoning was also contained within a land bid for the purpose of the last ERYC Local Plan Review.

- 3) The Vinegar Hill land is comparatively free of constraints and scored well in the council's site analysis for the purposes of the Local Plan. (See attached ERYC Matrix – Site 7).

MG made all the above points at the meeting and had previously made them within an objection to the initial consultation.

2. MG also pointed out that we had had approaches from housebuilders for an option on the land and that Gladman, a land promotion company, were keen to secure a promotion agreement on the land, particularly as the housing numbers allocated for the East Riding by the new government were considerably higher than the current Local Plan review numbers.
3. In terms of the Los Trustees land at Molescroft, Edward Smith pointed out that the land had been chosen by East Riding of Yorkshire Council out of a “beauty parade” of potentially suitable sites and, as a result, had lodged a planning application for use of the land as a civic amenity site.

Whilst the council's own planning officers recommended the site for approval following the submission of significant information, the Planning Committee rejected the application due to a very significant number of objections.

MG made the point that the site had been chosen because of its proximity and convenience to residents in the town and locally and that it was very accessible just off the north-east ring road. ES made the point that, had it been a private company, the refusal would probably have been appealed because of the existence of the planning officer recommendation for approval but, because it was the council's own planning application, that was unlikely to happen.

MG made the point to SH and GH that this was not the first time the Los Trustees' site had been identified as suitable for an alternative use because of its location and access capability and commented that the site had been subject to an approach a number of years ago for relocation of sports pitches within the body of the town so that the site could be developed for a residential scheme. This would only be possible if an alternative site for the pitches could be found and this needed to be convenient for the public to be able to access it, preferably by virtue of pedestrian access as well as for vehicles. The Los Trustees site has a good pedestrian access via the footbridge over the northern bypass.

MG commented that, years ago, a price of £60-65,000 per acre (MG could not remember which, but the evidence could be found with reference to old files), but the Los Trustees turned it down on the basis that, in this location, it would be likely that future, and probably better, opportunities would arise.



MG commented that land on the urban fringe – land “near chimney pots” always achieved considerably higher sums than land in rural areas, away from existing development. MG commented that, for reasons associated with hope of future residential or commercial development, land immediately on the urban fringes did not come up for sale very often but evidence showed that when it does, it does achieve considerably better figures than standard agricultural land in open rural areas.

MG showed evidence of particulars for three sales over the last 10 or 11 years or so which had given rise to significantly larger sums than typical agricultural land values. The examples quoted were as follows:-

1. Grazing Land adjoining Beverley Westwood, East Yorkshire

7.47 Acres or thereabouts. Sold following tender: 18<sup>th</sup> March 2022  
Sale Price: £303,860.00 (£40,677.38 per acre)  
Development Uplift Clause included.

2. Grassland and Woodland – Grange Park/Kemp Road, Swanland, East Yorkshire

7.06 Acres or thereabouts. Sold by Informal Tender: 8<sup>th</sup> November 2013.  
Sale Price: £249,999.00 (£35,410.62 per acre)  
Development Uplift Clause included.

3. Land to the north of Endyke Lane, Cottingham, East Yorkshire

5.17 Acres or thereabouts. Agricultural land with small range of semi-derelict buildings. Sold: July 2021. Sale Price: £200,000 (£38,684.72 per acre)

The above are sales that we have been directly involved in. There are others which have been undertaken by other agents which we can provide details of but, the fact of the matter is, they are all at levels significantly higher than typical agricultural land sale values away from the urban area or village edge.

Our position therefore is that the Heads of Terms presented to Riplingham Estates Limited and the Los Trustees Limited does not reflect a fair recognition of the value of the land.

4. The figure offered by RWE Renewables UK Dogger Bank South (East) Limited and RWE Renewables UK Dogger Bank South (West) Limited amounts to £18,211.50 per acre. Furthermore, this figure is fixed for a period of 7 years from the date of the option agreement, together with a possible extension.

5. The Valuation Position of RWE

At the meeting that Edward Smith and I had with Steve Harkin of RWE and Georgina Hurley of Dalcour Maclaren, as agent for RWE, their position was that land on the urban fringe is no more valuable than agricultural land further out in open countryside until such time as it has been allocated for residential or other development. The

argument advanced was that, until such an allocation is made, there is no justification for a payment being based on anything other than agricultural land values.

MWG and EHS stressed that, in our view, this is totally at odds with market evidence, examples of which had been provided, and MWG reiterated several times that, in our experience, land on the urban fringe is always likely to sell for a better rate than normal agricultural land and the closer to the urban fringe, normally, the greater the value.

We commented that this was because the convenience of the situation and proximity to ‘chimney pots’ gave rise to far more options for potential uses of the land together with, in many cases, hope for future development potential. MG explained that uses on the urban fringe can include golf courses, equestrian activities, dog walking fields and other non-agricultural uses but, leaving aside those potential alternative uses, there is virtually always a speculative value associated with urban fringe land and, in cases where land is sold on the urban fringe, there is very frequently a development uplift clause applied to the sale, whereas this is not the case in relation to land normally out in open countryside.

#### 6. Request for Confirmation

The above, we believe, reflects the arguments advanced by Mr Harkin and Georgina Hurley at the meeting on the 10<sup>th</sup> September and we consider it important that RWE confirm that this is their view as advanced by Mr Harkin.

We fundamentally disagree with Mr Harkin’s analysis of the situation and this was one reason why Edward Smith at the LIG meetings stressed, on numerous occasions, the argument that urban fringe land had to be treated differently. It is clear that this argument has been totally ignored. This has given rise to a significant amount of extra work which we consider should not have been necessary and we believe that RWE’s position is at odds with the Compulsory Purchase Code. Accordingly, we ask you to confirm in writing the views expressed at the meeting on the 10<sup>th</sup> September 2024 as referred to above and that this note confirms the position of RWE as set out at the meeting with us on 10<sup>th</sup> September 2024.

**M W Glover and E H Smith**

**Michael Glover LLP**

**September 2024**

**Subject:** RE: Dogger Bank South-Land at Vinegar Hill Farm, Beverly ( Riplingham Estates Ltd) and Land at Molescroft, Beverley ( Los Trustees) .

**From:** Georgina Hurley [REDACTED]@dalcourmaclaren.com>

**Date:** 11/10/2024, 17:25

**To:** Michael Glover [REDACTED]@mgllp.karoo.co.uk>

**CC:** [REDACTED]@mgllp.karoo.co.uk" [REDACTED]@mgllp.karoo.co.uk>, "Harkin, Steve"  
[REDACTED]@rwe.com>

Dear Edward and Michael,

I have had an opportunity to review the meeting notes you put together from the meeting on the 10<sup>th</sup> September and would like to respond to various points that were made in the meeting notes below.

Comparable evidence detailed on page 3 of the meeting notes - The comparable evidence that was shown at the meeting of three areas of land whose acreage is between 5.17 to 7.46 acres is not comparable with the two pieces of land in terms of size that the Dogger Bank South Project is affecting, with the Los Trustees Land being approximately 35 acres of grassland and Riplingham Estate land being approximately 60 acres of arable land. The evidence of land sold in Grange Park/ Kemp Road you have also detailed was sold in 2013, 11 years ago which is not representative of the current market.

It was also mentioned at the meeting that whilst we appreciate that you have a different views on the valuation methodology, other landowners with similar land to your clients which is on the urban fringe have accepted the same commercial position that your clients have been offered. As such my client feels that the commercial offer which has been offered to both Riplingham Estate and the Los Trustees is a fair and reasonable offer.

Point 4. in the meeting notes – I would like to correct your note here on the figures which you stated were fixed for a 7 year period. It is stated at the end of the B. Payment Schedule in the Heads of Terms, which has been agreed with the LIG of which Edward was a part of that all payments are subject to CPI increases from the date of the exchange of the Option Agreement, I would therefore ask for your point in your meeting notes to corrected.

Point 5. In the meeting notes - The Valuation Position of RWE. At the meeting it was mentioned by Steve Harkin that the commercial position that RWE had offered for a voluntary agreement was not based on Land Values as the LIG asked for compensation for a wider package of grantor covenants and restrictions across the Grantors Property as a whole. Rather it was agreed with the LIG that the commercial rate was derived and agreed based on a mean average of comparable evidence from other Offshore Wind DCO projects which have been indexed using CPI.

Point 3. in the meeting notes - it was pointed out in the meeting that the planning application on the Los Trustees land received approximately 2,700 objections to the proposals put forward by East Riding of Yorkshire Council and rejected by the council in January 2024. It was confirmed by yourselves that since that date no further discussions have taken place between your client and the council and that the council have not yet indicated whether they will be taking this site forward any further. It was also acknowledged that it is unlikely that the site would secure future planning consent for the same reasons.

It was acknowledged in the meeting that whilst both the Riplingham Estates Land and the Los Trustees land are not currently in the local plan, it is likely that within the next 20 years that they may obtain planning consent for development. My client at the meeting agreed that a way forwards was for a Development clause to be offered which I will send through in a separate email.

Kind regards

Georgina

 Georgina Hurley



01270692367



Chat with me on Teams



dalcourmaclaren.com



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**From:** Michael Glover [REDACTED]@mgllp.karoo.co.uk>

**Sent:** Monday, September 30, 2024 5:25 PM

**To:** Georgina Hurley [REDACTED]@dalcourmaclaren.com>

**Cc:** [REDACTED]@mgllp.karoo.co.uk; [REDACTED]@mgllp.karoo.co.uk; Harkin, Steve [REDACTED]@rwe.com>

**Subject:** Dogger Bank South-Land at Vinegar Hill Farm, Beverly ( Riplingham Estates Ltd) and Land at Molescroft, Beverley ( Los Trustees) .

Dear Georgina,

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Just on the point about the figure offered being fixed for seven years, I accept that RPI indexation is proposed and please interpret the note on that basis .

Kind regards,

Michael Glover.

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Michael Glover LLP, Chartered Surveyors.  
Tel: 01482-863747.

— Attachments: —

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Dogger Bank South 10 September 2024.pdf

311 KB

**Subject:** RE: Dogger Banks South- Riplingham Estates Ltd ( Vinegar Hill Farm) and Los Trustees - Land at Molescroft.

**From:** Georgina Hurley [REDACTED]@dalcourmaclaren.com>

**Date:** 11/10/2024, 17:34

**To:** Michael Glover [REDACTED]@mgllp.karoo.co.uk>

**CC:** [REDACTED]@mgllp.karoo.co.uk" [REDACTED]@mgllp.karoo.co.uk>

Dear Michael,

Thank you for your comments on the Development clause for Riplingham Estate. My client has revised the Development clause which was sent to yourself in September. This revised copy has been written by RWE's solicitors Womble Bond Dickinson and I have attached a copy within this email.

I would separately like to address in this email the other comments you made at the meeting on the 10<sup>th</sup> September. The commercial position that RWE had offered for a voluntary agreement was not based on Land Values, as the LIG asked for compensation for a wider package of grantor covenants and restrictions across the Grantors Property as a whole. It was agreed with the LIG that the commercial rate was derived and agreed based on a mean average of comparable evidence from other Offshore Wind DCO projects which have been indexed using CPI. Whilst we appreciate that you have different views on the valuation methodology, other landowners with similar land on the urban fringe to your client, have accepted the same commercial position that your clients have been offered. As such my client feels that the commercial offer which has been offered to Riplingham Estate is a fair and reasonable offer.

I would be happy to have a further meeting with you or arrange a call to discuss these matters further.

Kind regards

Georgina



**Georgina Hurley**  
01270692367  
[REDACTED]  
Chat with me on Teams  
dalcourmaclaren.com

[in](#) [@](#) [f](#) [▶](#)



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Registered office: The Barn, Bignell Park Barns, Chesterton, Bicester, Oxfordshire, OX26 1TD

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**From:** Michael Glover [REDACTED]@mgllp.karoo.co.uk>

**Sent:** Monday, September 30, 2024 4:51 PM

**To:** Georgina Hurley [REDACTED]@dalcourmaclaren.com>

**Cc:** [REDACTED]@mgllp.karoo.co.uk; [REDACTED]@mgllp.karoo.co.uk

**Subject:** Dogger Banks South- Ripplingham Estates Ltd ( Vinegar Hill Farm) and Los Trustees -Land at Molescroft.

Dear Georgina,

I set out below comments on your development clause in red against a copy of the text you sent . Edward and I will be happy to discuss, but a lot of what you are proposing really doesn't give much protection for the landowner as far as I can see. Also, I think you forwarded this in the context of Vinegar Hill Farm. If a different approach is proposed in relation to the Los Trustees then Edward needs to know. I note he has written to you today in this context .

Kind regards,  
Michael Glover.

### Development clause

1. The Grantor and the Grantee shall agree how best to accommodate any development on the Easement Strip, acting in good faith and using reasonable endeavours, if at any time during 20 years from date of signing of the Option Agreement:

*You need to set out now what your approach will be to that , as if there is a blanket ban on development over the easement strip other than perhaps low stature ( and thus low rooting penetration landscaping) then this clause is meaningless .*

1.1. Planning permission is granted under the Town and Country Planning Act 1990 for development over the Easement Strip which the Grantor may be prevented from implementing due to the covenants contained within this Option.

*The reality is that there is unlikely to be development granted over the easement strip because of the cables existence . The likelihood is that the existence of the easement strip and the nature of the cables beneath it would be grounds for the application being rejected . In any event, the real concern for the landowner is that the site would not be allocated in the first place if the cables are in existence as the cables for an NSI project would give rise to a low score on the site evaluation matrix and therefore constrains the site before we could even get to allocation . Is your client prepared to confirm that they would not make representation/objection at either the site allocation stage ( whether through the councils consultation process or the Examination in Public stage ) or indeed at the planning application stage - as, without that , 1.1 above is fairly meaningless. Your comment further below suggests the answer is no!*

1.2 Planning permission under the Town and Country Planning Act 1990 is refused but would otherwise have been granted over the Easement Strip.

*Again, the likelihood is that the council would avoid allocation of the site ( or that part of it) and a change of use of it in the knowledge that cables exist and the importance of them, so the risk is that we could never get to that stage . Your client ( if still the owner) or the network distribution operator, is likely to be a consultee in respect of any development planning application and unless your client agrees not to object ( and passes on the easement title with a binding requirement that the successors in title will not object) then this commitment is worthless -see below.*

Subject to:

- The Grantor having undertaken reasonable measure to mitigate the impact of the covenants in their planning application- I don't have a problem with this in principle if reasonable use can be secured for the land that does not materially reduce its value- eg utilisation as part of the requirement for open space . However, the area is in the north west corner of the land and most requirements for open space are for it to be centrally located to make it accessible to all residents of the development and the local community , which the location cannot achieve.*
- A copy of the planning application being made available to the Grantee for comment within 3 months of submission. That's ridiculous, if you expect the application not to be determined until you have commented -*

*3months would mean the application is a long way into the planning process time frame by that stage. We would want early consultation and an early response .*

- *The Grantee reserving the right to make any reasonable comment/objection to the Local Planning Authority. What- like the existence of the cables and thus no material development over the easement strip ? - that's my point entirely!*

*If it is agreed between the parties, acting reasonably, that there has been a material impact on development of the Easement Strip:*

*1.3. The Grantee will pay to the Grantor a sum equal to the reduction in value of the land within the Easement Strip*

*But clearly nothing for what is sterilised on the other side of the easement strip!*

*1.4. Any direct Easement payments made under the voluntary agreement will be deductible from the sum in 1.3.*

*1.5. Any compensation paid under section 23 of the Land Compensation Act 2016 shall be deductible from the sum in 1.3*

*I am not aware of any Land Compensation Act 2016- Do you mean the Land Compensation Act 1961-section 23 ? If that is the case then certain types of compensation should not be deducted- eg disturbance, crop loss, reinstatement of damage etc*

*The Grantee retains the right, at its own cost:*

- *to carry out any works deemed necessary to enable the development to be implemented or*
- *to divert the cables along an alternative route within the Grantor's land, such route to be agreed between the parties acting reasonably subject to the Grantor undertaking, at no cost to the Grantee, to enter into a DoG of Easement for the cables within the diverted route.*

*Bullet point 2 -Why at no cost to the Grantee ?- the whole thing would only be necessary because of the grantees scheme, ( which the grantor doesn't want) so the grantor should not have to foot the cost. In addition, the cost of moving the cables would probably make the grantors scheme unviable, at least for the affected part of the site . Movement " Within the Grantors land" -- the likelihood is that within this ownership the the balance of the land will also be allocated- no point in diverting onto that in any event.*

--



Michael Glover LLP, Chartered Surveyors.  
Tel: 01482-863747.

— Attachments: —

DBS Development clause.pdf

67.4 KB



**Subject:** RE: Dogger Banks South- Riplingham Estates Ltd ( Vinegar Hill Farm) and Los Trustees - Land at Molescroft.

**From:** Georgina Hurley [REDACTED]@dalcourmaclaren.com>

**Date:** 11/10/2024, 17:34

**To:** Michael Glover [REDACTED]@mgllp.karoo.co.uk>

**CC:** [REDACTED]@mgllp.karoo.co.uk" [REDACTED]@mgllp.karoo.co.uk>

Dear Michael,

Thank you for your comments on the Development clause for Riplingham Estate. My client has revised the Development clause which was sent to yourself in September. This revised copy has been written by RWE's solicitors Womble Bond Dickinson and I have attached a copy within this email.

I would separately like to address in this email the other comments you made at the meeting on the 10<sup>th</sup> September. The commercial position that RWE had offered for a voluntary agreement was not based on Land Values, as the LIG asked for compensation for a wider package of grantor covenants and restrictions across the Grantors Property as a whole. It was agreed with the LIG that the commercial rate was derived and agreed based on a mean average of comparable evidence from other Offshore Wind DCO projects which have been indexed using CPI. Whilst we appreciate that you have different views on the valuation methodology, other landowners with similar land on the urban fringe to your client, have accepted the same commercial position that your clients have been offered. As such my client feels that the commercial offer which has been offered to Riplingham Estate is a fair and reasonable offer.

I would be happy to have a further meeting with you or arrange a call to discuss these matters further.

Kind regards

Georgina



**Georgina Hurley**  
01270692367  
[REDACTED]  
Chat with me on Teams  
dalcourmaclaren.com

[in](#) [@](#) [f](#) [▶](#)



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Registered office: The Barn, Bignell Park Barns, Chesterton, Bicester, Oxfordshire, OX26 1TD

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**From:** Michael Glover [REDACTED]@mgllp.karoo.co.uk>

**Sent:** Monday, September 30, 2024 4:51 PM

**To:** Georgina Hurley [REDACTED]@dalcourmaclaren.com>

**Cc:** [REDACTED]@mgllp.karoo.co.uk; [REDACTED]@mgllp.karoo.co.uk

**Subject:** Dogger Banks South- Ripplingham Estates Ltd ( Vinegar Hill Farm) and Los Trustees -Land at Molescroft.

Dear Georgina,

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--



Michael Glover LLP, Chartered Surveyors.  
Tel: 01482-863747.

— Attachments: —

DBS Development clause.pdf

67.4 KB

Globe House  
15 Ladygate  
Beverley  
East Riding of Yorkshire  
HU17 8BH

Tel: [REDACTED]  
Email: [REDACTED]@mgllp.karoo.co.uk



Chartered Surveyors,  
Auctioneers,  
Land and Estate Agents

Our Ref: MWG/kal/3110-02

31st October 2024

Ms Georgina Hurley  
Dalcour Maclaren

BY EMAIL

Dear Georgina

**Re: Dogger Bank South – Riplingham Estates Limited (Vinegar Hill Farm) and Los Trustees – Land at Molescroft**

I refer to your emails of 11<sup>th</sup> October and 30<sup>th</sup> October 2024.

First of all, I must stress, as we have done on many occasions now, that we do not consider that the basis of compensation that you are proposing is appropriate for land on the urban fringe. We have provided you with comparables of land sales on the urban fringe and we are looking for further evidence because I am sure this issue is going to have to be addressed.

We have stressed previously that, throughout the LIG meetings, Edward Smith of this office has stressed that there has to be a different approach for land on the urban fringe as values are influenced by factors other than just agricultural value. Most of the compensation cases arising from offshore wind DCO projects relate substantially to land in rural settings as operators deliberately try to avoid any operations being undertaken close to built-up areas and indeed away from individual dwellings, as far as possible.

What you are saying to our clients is that their land is not worth any more than the settlements you are offering to other potentially affected parties away from the urban fringe. I would refer you to the case law and statutory provisions and the accepted basis upon which the Compulsory Purchase Code operates and, in particular, I would refer you to the dictum of Scott L J in *Horne -v- Sunderland Corporation* 1941 where it was stated that the right to compensation is “the right to be put, so far as money can do it, in the same position as if his land had not been taken from him.” In other words, “the claimant” gains the right to receive a money payment not less than the loss imposed on him in the public interest but, on the other hand, no greater. The heads of claim within a Compulsory Purchase situation include the value of the land taken, compensation for the effects of severance, compensation for disturbance and for injurious affection.

The scheme your client is proposing severs an area of land at Vinegar Hill Farm to the north-west of the cable easement which will not leave it well placed in a development scenario as the location for Public Open Space generally needs to be central to the surrounding development. Compensation based on a value for area of easement proposed has no consideration for the aspects of severance and injurious affection.



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Likewise, the severance of the land at Molescroft could give rise to serious issues in terms of accessing the land to the north of the cable easement for alternative land uses.

I do not believe that your proposals do put our clients in a financial position equivalent to the loss imposed on them by virtue of your client's scheme.

In relation to the clauses forwarded, prepared by your client's solicitor, however this is looked at, they impose a very significant obligation on our client or our client's developer to 'jump through a series of hoops' with the resultant addition of supplementary costs associated with a scheme of development and we can envisage that the grantee or an OFTO will 'argue until the cows come home' so as to avoid payment of any compensation. Our clients would much rather they were not in such a position.

In addition, your development clauses have been drafted by your client's solicitors, whose duty of care is to your client and not to ours, and we are reluctant to comment in detail on something upon which our clients have not had their own solicitors advice.

In addition, I note that clause 1.6 permits the grantee to submit comments or objections to any planning application to the local planning authority or otherwise and that is hardly going to give rise to a fair consideration of the merits of the scheme in the absence of your client's works, however much care is taken to reduce the impact on the development scheme of the existence of the cables.

At clause 1.5.3, you seek a copy of any application for planning permission for the proposed development at least 3 months before submitting it. That would give rise to a significant delay associated with any proposals and with any modern scheme of development there are many consultees to address the concerns of, and our client would not wish to compound the difficulties associated with any developer's application for planning permission on the land.


At clause 1.9, in the context of a residential development opportunity, we would welcome at this stage your client's observations in connection with clause 1.9.1 of your client's solicitors development clauses as to what works would be necessary to enable a housing scheme to take place over the easement strip, if indeed it is at all possible?

In relation to clause 1.9.2, I am sure that your client knows only too well that the major cost associated with moving of the cables would be such that any development value that could be otherwise obtained would be entirely negated.

We would be happy to discuss matters further with you but, given the observations made within the LIG meetings that a different approach is needed on the urban fringe, we are disappointed that your client is both ignoring those comments and indeed dismissing the validity of the Compulsory Purchase Code.

For the purpose of economy, this response covers both the Los Trustees and Riplingham Estates Ltd ownerships as similar issues apply to each. Please note however that I will continue to deal with Vinegar Hill Farm and Edward Smith will continue to address the Los Trustees land at Molescroft.

Kind regards,

  
Michael Glover MRICS FAAV  
Michael Glover LLP



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**ANNEX E** MGlover ID No2005086

**Subject:** Re: Dogger Bank South-Riplingham Estates Ltd and Los Trustees

**From:** Michael Willan Glover [REDACTED]@mgllp.karoo.co.uk>

**Date:** 12/01/2025, 18:47

**To:** Georgina Hurley [REDACTED]@dalcourmaclaren.com>

**CC:** [REDACTED]@mgllp.karoo.co.uk, [REDACTED]@mgllp.karoo.co.uk" [REDACTED]@mgllp.karoo.co.uk>

Dear Georgina,

As you may now be aware, we are listed to appear on the CAH 1 hearing of the Planning Inspectorate in view of the fact that your client fails to acknowledge what we consider to be a basic truth, namely that land immediately on the urban fringe is significantly more valuable than land out in open countryside.

As I have pointed out on many occasions, land rarely comes up for sale on village or town immediate edges and that is why there is not a lot of recent evidence available as owners tend to retain it in the hope of development possibilities.

Are you seriously suggesting land values have gone down since some of the urban fringe sales evidence I have already put forward?

However, we have spent time looking for further transactions in addition, so please consider the following. I have given the Land Registry titles that identify the land although one relates to a subsequent lease, the freehold acquisition being at an earlier date:-

1. LR Title HS211204-Agricultural land on the south east side of South Cave, abutting village edge. Sale 24/05/2022 £720,000-39.48 acres-£18,237 per acre.
2. LR Title YEA77792 Paddock abutting the village edge, Thorpe Drive, Brantingham-29th April 2020 £352,250-£22,000 per acre- 15.56 acres approx measured from Google Earth.
3. Also, in the same village, we understand that the grass paddock next to the village hall has recently sold for £40k per acre but there is no Land Registry information available yet so I cannot yet verify this.
4. Aike, village edge LR Title HS200567- 8th Jan 2016 grass paddock £80,000, 3 acres, -£26,666 per acre. Dev't uplift clause- MGLLP particulars attached.
5. 15.66 acres West Ella Road/ Occupation Lane, Swanland-village edge. Now Land Registry title (to identify it) HS188167 which relates to a lease granted to Ripon Farm Services, the freehold title not apparently available on line but a postal copy has been ordered of what we believe is the original freehold VP acquisition. We are fairly certain this sold for £20,000 per acre in late 2007/ early 2008. Leonards particulars are attached. The proof of sale price will be obtained if it proves necessary.

None of these above are anything like having the potential and the interest from promoters / housebuilders as the Vinegar Hill land.

I have now provided you with a range of transactions over a range of dates, which show the point I am making.

I think that, as you are arguing the principle, it is time you provided sales data showing urban fringe agricultural land with no premium as a comparison with land well away from settlements, if you continue to disagree with the basic premise. That is what you have stated previously.

In terms of the subject transaction I do not understand your comment about the extent of our clients land at Vinegar Hill. The subject acquisition area is, from your clients Book of Reference, for land at Vinegar Hill Farm, 10,135 sq metres ( 2.504 acres), AND it sterilises a further area to the north west. It is that that is to be valued, not the whole field, so therefore my comparables are eminently reasonable and appropriate for both acquisitions of rights you seek.

You have since, on the 10th January 2025, suggested an amended development clause, which I assume has been carefully worded by your clients solicitors. We will consider this, but in any event this would need to be checked by our clients solicitors and if we feel we can advance matters on the basis of your amendments, before agreeing, that check would be needed.

I will revert to you on that but doubt that I will have time before the CAH 1 hearing on the 14th January, which is taking up time in preparation, at the moment.

Kind regards,

Michael Glover.

On 13/12/2024 18:13, Georgina Hurley wrote:

Dear Michael,

Thank you for your email with regards to your client Riplingham Estate.

I appreciate your comments on value however would like to confirm that the offer in the voluntary agreement is based on the agreed commercial principle and not based on Land Values. This commercial approach was agreed with the LIG, and discussed on several occasions during LIG meetings and also in various LIG correspondence from May and June earlier this year. That being said, I refer to my email to you on the 11<sup>th</sup> October, where I outlined that the comparable evidence you provided is not comparable to the size of your clients land and also on one occasion was not representative to the current market. The comparable evidence that you produced so far demonstrates sale values, in the instance of Dogger Bank South my client is not seeking the freehold of this land, rather the easement right of 99 years. As such I look forward to receiving from you further comparable evidence.

With regards to your comments on the Development clause;

- Clause 1.5.3 – I note your concerns and I would ask what notice period would your client be able to provide to the Grantee in the event that they wish to submit an application?
- I refer to your comments on clauses 1.9.1 and 1.9.2 – whilst the restrictions proposed in the voluntary agreement are such that houses will not be permitted to be built however this clause would apply if the site was not viable without the access roads etc, then the OFTO would install for example a concrete pad to ensure that the development would be able to continue with the Grantee providing no compensation

to the Grantor. What do you mean by this final point? What we are saying is that RWE/OFTO retain the right to protect their cables to allow development to proceed – we don't need to say more do we?

For reference, I will send out a separate email to Edward Smith regarding his client the Los Trustees.

I look forward to hearing from you.

Kind regards

Georgina



**Georgina Hurley**

01270692367



Chat with me on Teams

dalcourmaclaren.com



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**From:** Michael Glover [redacted] <[\[redacted\]@mgllp.karoo.co.uk](mailto:[redacted]@mgllp.karoo.co.uk)>

**Sent:** Friday, December 6, 2024 9:16 AM

**To:** Georgina Hurley [redacted] <[\[redacted\]@dalcourmaclaren.com](mailto:[redacted]@dalcourmaclaren.com)>

**Cc:** [redacted] <[\[redacted\]@mgllp.karoo.co.uk](mailto:[redacted]@mgllp.karoo.co.uk)>; Julian Hamer [redacted] <[\[redacted\]@gladman.co.uk](mailto:[redacted]@gladman.co.uk)>; Johnson, Amy [redacted] <[\[redacted\]@gladman.co.uk](mailto:[redacted]@gladman.co.uk)>

**Subject:** Fwd: Dogger Bank South-Riplingham Estates Ltd and Los Trustees

Dear Georgina,

I have not head back from you in relation to our e mail of 1st November 2024 which included a letter. Either your client disagrees with our analysis or does not, but I think we should know . It is likely that our clients will be pursuing an agreement with Gladman Developments Ltd who have made an approach on this land, having identified its development potential . Your clients scheme, and what we consider to be their ill-considered position on it, is a detriment to progressing our clients agreement. We have successfully worked with Gladman previously and they do not make approaches in relation to land they do not believe has a good chance of securing planning permission.



If you independently want to check out Gladmans interest in this land please contact either Julian Hamer [REDACTED]@gladman.co.uk or Amy Johnson [REDACTED]@gladman.co.uk , both of whom have been copied into this email.

Kind regards,

Michael Glover.

----- Forwarded Message -----

**Subject:**Dogger Bank South-Riplingham Estates Ltd and Los Trustees

**Date:**Fri, 1 Nov 2024 16:07:16 +0000

**From:**Michael Glover [REDACTED]@mgllp.karoo.co.uk>

**Organization:**Michael Glover LLP, Chartered Surveyors

**To:**Georgina Hurley [REDACTED]@dalcourmaclaren.com>

**CC:**[REDACTED]@mgllp.karoo.co.uk, [REDACTED]@mgllp.karoo.co.uk [REDACTED]@mgllp.karoo.co.uk>

Dear Georgina,

Please find attached a letter relating to the above.

Kind regards,

Michael Glover.

--



Michael Glover LLP, Chartered Surveyors.  
Tel: 01482-863747.

--



Michael Glover LLP, Chartered Surveyors.  
Tel: 01482-863747.

— Attachments: —

AikePaddockparticularsscanned.pdf	2.2 MB
Partics (New).doc	1.1 MB

Our Ref: Beverley/AJ



Michael Glover  
Michael Glover LLP  
15 Ladygate  
Beverley  
HU17 8BH

Registered Office:  
Gladman House  
Congleton Business Park  
Alexandria Way  
Congleton  
Cheshire  
United Kingdom  
CW12 1LB

19<sup>th</sup> June 2024

Dear Michael,

**LAND SOUTH WEST OF BEVERLEY, EAST RIDING OF YORKSHIRE COUNCIL**

Further to our recent correspondence, I have had the opportunity to present the Riplingham Estate's land at Beverley to my Senior Planning and Management Team and I am delighted to confirm that your client's land is very much of interest to the whole team at Gladman.

It is my understanding that your client's land extends to approximately 60 acres to the South West of Beverley and is one of the last areas of the town that is available for development and free from constraints. We have conducted an initial review of an access strategy for the site and believe that access off Alexandra Drive and Normandy Avenue to the east of the site could be possible, alongside third party land options we can look to explore further if we are selected as preferred party.

Taking the above into consideration, I am delighted to present the below terms for your client's consideration:-

1. A 5 year Promotion Agreement over the land.

This would be extendable by a further 5 years in the event that Gladman are yet to achieve a planning permission on the whole land.

2. An undertaking from Gladman to submit a planning application when there is a greater than 60% chance of success following the exchange of the Promotion Agreement and if necessary, a planning appeal led by our expert team.
3. An obligation on Gladman to optimise the scale and value of any development.
4. The ability for your client to approve the planning application prior to submission.
5. Once outline planning permission has been secured, a marketing strategy would be agreed with you and your client. Once agreed, we would then undertake a competitive tender process with house builders to achieve optimum value for the land which will



[www.gladman.co.uk](http://www.gladman.co.uk)



01260 288800



[land@gladman.co.uk](mailto:land@gladman.co.uk)

be led by Michael Glover LLP with Gladman there as a supporting role. This ensures that the land has been properly and thoroughly “market tested” to ensure we achieve the best price for your client’s land.

6. Once the land has been sold via competitive tender process, we would retain 20% plus VAT of the total net land value with 80% plus VAT retained by your client.

***For the avoidance of doubt, our 20% plus VAT of the total net proceeds would include all planning costs, both internal and external and costs of all professional fees, consultants and Barrister fees, technical investigations, and surveys.***

7. A Promotion Fee of [REDACTED] would be paid to your client on exchange of the Promotion Agreement. This fee would be non-refundable but would be deductible from the final proportion of the net land value received by your client.
8. Gladman would be happy to cover reasonable professional fees which shall be non-refundable but would be deductible from the net land value received by your client.

A Promotion Agreement guarantees that landowners are in control of the process, whilst ensuring they are not exposed to any risk or cost. As the UK’s leading strategic land promoter, winning over 90% of the sites we take on, we are highly incentivised to achieve the best possible planning permission for your client, optimising its value.

## **PLANNING STRATEGY**

Your client’s land is located within the planning jurisdiction of East Riding of Yorkshire Council. The development plan for East Riding of relevance to the site consists of:

- Strategy Document
- Allocations Document

The Strategy Document was adopted in April 2016 and covers the period 2012-2029. The Strategy Document makes provision for 23,800 dwellings to be delivered over the plan period, equating to an average of 1,400 dwellings per annum. Housing growth is distributed according to a settlement hierarchy; Beverley is classified as a second-tier settlement and is one of four ‘Principal Towns’. In recognition of its sustainability and suitability for growth, the Strategy Document directs 3,300 dwellings to Beverley between 2012 and 2029. Therefore, your client’s land is located in an area that has previously been a key focus for housing growth. The Allocations Document was adopted in July 2016 and allocates sites for development. Your client’s land was not allocated for residential development in the development plan.

The Council is currently preparing a new Local Plan. The Local Plan Update was submitted to the Secretary of State for examination on the 31<sup>st</sup> of March 2023. The examination is currently ongoing. The latest timetable published by the Council in February 2022 estimated that the Local Plan Update would be adopted in June 2024; however, the progression of the emerging Local Plan is significantly behind schedule. Gladman expects the Local Plan Update to be adopted in late 2024 or early 2025 should it be found ‘sound’ by the examining Inspector. The Local Plan Update makes provision for 20,900 dwellings to be delivered between 2020 and

2039, equating to an average of 1,100 dwellings per annum. Within the Local Plan Update, Beverley retains its status as a second-tier settlement and remains a focus for housing growth with 3,010 dwellings being directed to the settlement between 2020 and 2039. Your client's land remains unallocated in the emerging Local Plan.

Due to the emerging Local Plan being at the examination stage, we believe the most appropriate planning strategy currently is to promote your client's land through the Local Plan Review that must take place within 5 years of adoption of the Local Plan Update. We will have the opportunity to influence the Local Plan Review from the start of the plan-making process. We believe your client's land represents an ideal location for growth, offering an opportunity for much-needed housing to be delivered in a sustainable location. We will promote the site on this basis through the plan-making process. East Riding of Yorkshire Council is currently required to demonstrate a four year supply of land for housing. The Council currently claims a housing land supply of 9.3 years. Therefore, there is no 'window of opportunity' to submit a speculative planning application on the site to take advantage of the Council not being able to demonstrate a robust four year housing land supply. On adoption of the emerging Local Plan, the Council will not be required to demonstrate a housing land supply. Critically, following the General Election on the 4<sup>th</sup> of July, the next Government may reinstate the requirement for every council to continually demonstrate a five year housing land supply.

During the promotion process, we will undertake technical due diligence to demonstrate to the Council that the site is deliverable and should be allocated for residential development. Once the technical work has been completed, our internal masterplanner will prepare an indicative Development Framework Plan. The indicative Development Framework Plan will take into consideration all of the constraints and opportunities and provide a visual representation of how the site could be developed. We will engage with planning policy officers and other key stakeholders and submit representations to demonstrate the suitability, deliverability and sustainability of the site to each consultation stage of the plan-making process.

As part of the promotion process, we will utilise an ArcGIS 'Story Map' to illustrate the sustainability and potential opportunities your site can offer. A Story Map is a key digital tool used to highlight the spatial benefits of a site; it is user-friendly and stands out to key stakeholders. The Story Maps we have submitted in support of the promotion of other sites to date have been well received by councils, which are now aiming to do more local plan consultation events online using interactive mapping tools such as ArcGIS.

## **OUR PROCESS**

Gladman Developments has become the country's largest, longest established, and most successful promoter, having been formed 35 years ago. To date, we have successfully promoted over 230 sites, totalling over 35,000 dwellings, all without cost of our landowner partner.

Our Promotion Agreement ensures our interests are aligned with those of the landowners, we take all the cost risk, and we are only paid upon a successful sale of the land. Our obligations will remain to secure the best scheme we can, and to achieve the best prices we can, following an open and transparent marketing exercise led by you. Whilst we were acquired by BDW Developments, within the last 2 and a half years, we remain a stand-alone autonomous company but backed by the country's largest house builder, both in terms of investment and delivery credentials.

Our in-house skills and resources have put us in an enviable position as an extremely good source of land for house builders, bringing quality, consented land to the market throughout the UK. We not only achieve planning permission but importantly, we act fast and achieve good quality planning permissions with properly and robustly negotiated Section 106 Agreements which are "developer friendly". This has allowed us to sell many sites recently with the benefit of outline planning permission, removing the many uncertainties to development and, indeed, the sales process.

### **FUNDING AND SECURITY**

With site promotion costs ever increasing, it is essential that you can have confidence in the financial covenant of a promotion partner, and I can confirm that Gladman has access to substantial finance to fund the promotion of your client's land.

### **RECENT SUCCESSES**

Since our acquisition in January 2022 by BDW Developments, Gladman have sold 27 sites on the open market with all of our landowner partners happy with the purchaser they selected. Out of the 27 sites sold, 6 of those have been sold to a BDW region; 2 of those sites had terms agreed and were in legals prior to the acquisition and completed post-acquisition. One of the sites sold to BDW was a site that Gladman owned and the other 3 sites were a result of a competitive tender process led by the landowner's respective agents and BDW offering the optimum bid that was, ultimately, selected by the landowner.

We are highly committed to ensure that our landowner partners are selecting a developer that is right for their aspirations, whether that be from a design point of view or from the financial return and the team at Gladman are equally as incentivised to ensure this goal is achieved for our landowner partners.

### **SUMMARY**

I sincerely hope that the proposal outlined herein is of interest and I would be delighted to arrange a meeting with you and your client to discuss our proposal in further detail. However, should you have any immediate queries or require clarification on any points, please do not hesitate to get in contact.

Yours sincerely,



Amy Johnson MRICS  
Land Director



[@gladman.co.uk](mailto:amy.johnson@gladman.co.uk)

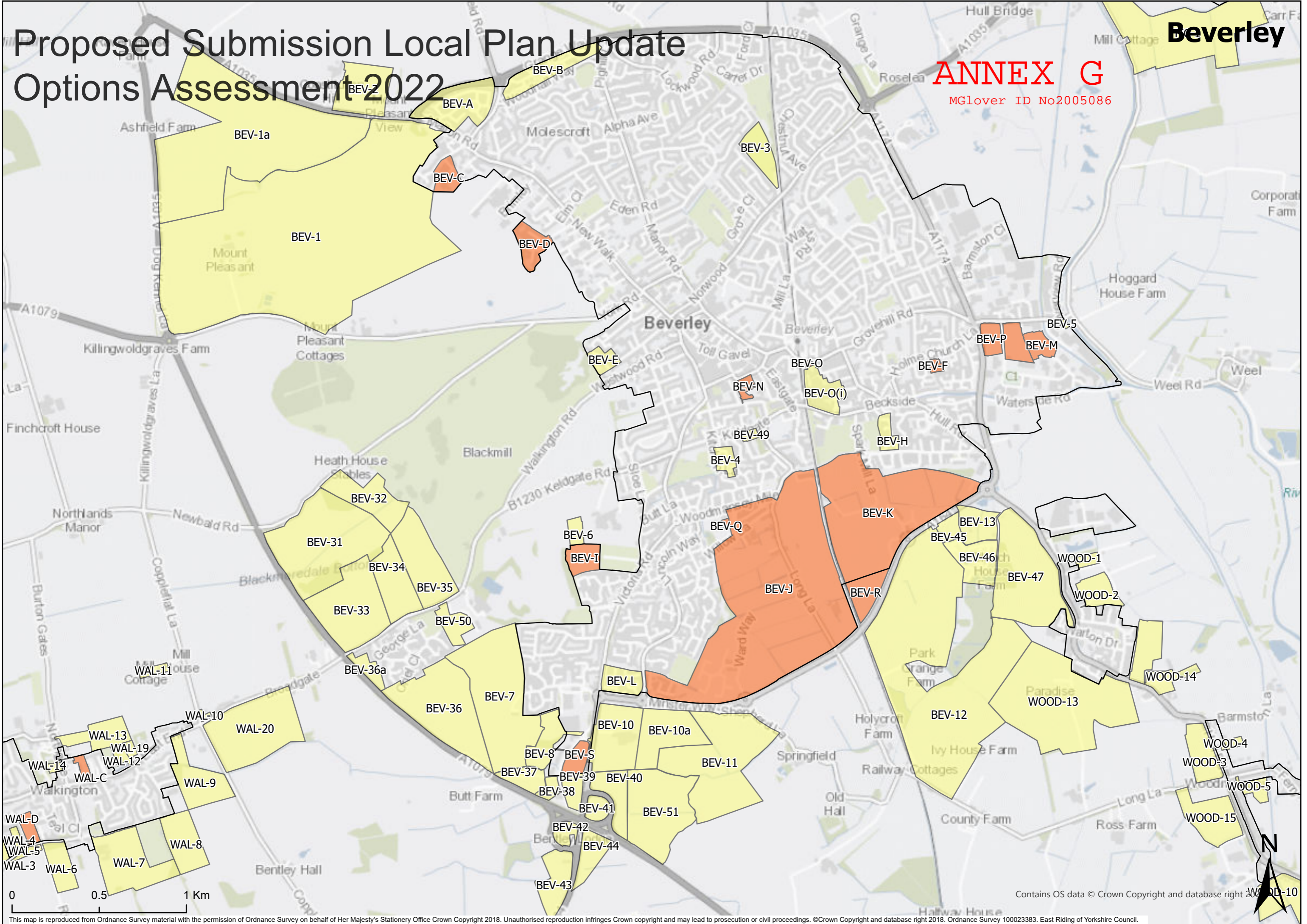
*Land south west of Beverley, East Riding of Yorkshire*



# Proposed Submission Local Plan Update Options Assessment 2022

**ANNEX G**  
MGlover ID No2005086

**Beverley**





Local Plan Site Reference	BEV-A	BEV-B	BEV-C	BEV-D	BEV-E	BEV-F	BEV-H	BEV-I	BEV-J	BEV-K	BEV-L	BEV-M
SAM Site Reference	BEV-14	BEV-15	BEV-16	BEV-17	BEV-18	BEV-19	BEV-21	BEV-22	BEV-24	BEV-25	BEV-23	BEV-28
<b>STAGE 1 Initial Assessment</b>												
Conformity with Settlement Network (1)			Yes	Yes		Yes		Yes	Yes	Yes		Yes
Biodiversity and Geological Value (2)			No	No		No		No	No	No		No
Flood Risk and Coastal Change (3)			No	No		No		No	No	No		No
Heritage Assets (4)			No	No		No		No	No	No		No
<b>STAGE 2 Detailed Considerations</b>												
Greenfield and Previously Developed Land (5)			(++)			(+++)			(0)	(0)		(-)
Accessibility by Public Transport (6)			(+++)			(+++)			(++) - (+)	(+++)		(+++)
Accessibility by Walking(7a)			(++)			(++)			(+)	(++)		(++)
Accessibility by Cycling (7b)			(+++)			(+++)			(+++)	(+++)		(+++)
Flood Risk (8)			(++)			(++)			(---)	(0)		(+++)
Settlement Vision (9)			(0)			(0)			(0)	(0)		(+++)
Biodiversity and Geological Value (10)			(0)			(0)			(0)	(0)		(0)
Wildlife and Natural Environment (11)			(0)			(0)			(0)	(0)		(0)
Heritage Assets (12)			(-)			(0)			(0)	(0)		(0)
Built Character (13)			(0)			(+)			(-)	(-)		(+)
Landscape Character (14)			(0)			(0)			(-)	(-)		(0)
Air Quality (15)			(-)			(-)			(-)	(-)		(-)
Agricultural Land (16)			(0)			(0)			(---)	(---)		(0)
Groundwater (17)			(-)			(-)			(-)	(-)		(-)
Compatibility with Neighbouring Uses (18)			(0)			(0)			(0)	(0)		(0)
Contaminated Land (19)			(+++)			(+++)			(+++)	(+++)		(+++)
Mineral Resources (20)			(0)			(0)			(0)	(0)		(0)
Renewable and Low Carbon Energy (21)			(0)			(0)			(0)	(0)		(0)
Publicly Accessible Open Space (22)			(0)			(0)			(0)	(0)		(0)
School Capacity (23)			(-)			(-)			(-)	(-)		n/a
Utilities Infrastructure Capacity (24)			(-)			(-)			(-)	(-)		(-)
Highway Network Capacity (25)			(-)			(-)			(-)	(-)		(-)
Wider Non-Road Transport Network (26)			n/a			n/a			n/a	n/a		(0)
Community Facilities (27)			(0)			(0)			(0)	(0)		(0)
Town Centre Vitality and Viability (28)			n/a			n/a			n/a	n/a		n/a
Regeneration or Economic Benefits (29)			(0)			(0)			(0)	(0)		(0)
Meeting Housing Needs (30)			(0)			(0)			(0)	(0)		n/a
<b>STAGE 3 Deliverability</b>												
Insurmountable Constraints (31)			No	No		No		No	No	No		No
Ownership and Market Constraints (32)			No	No		No		No	No	No		No
Deliverability (33)			0-5	0-5		0-5		0-5	0-5	0-5		0-5
<b>Conclusion</b>	Site Completed	Site Completed	Re-allocate site	Re-allocate site	Site Completed	Re-allocate site	Site Completed	Re-allocate site	Re-allocate site	Re-allocate site	Site Completed	Re-allocate site

Proposed Submission

Local Plan Site Reference	BEV-N	BEV-O	BEV-O(i)	BEV-P	BEV-Q	BEV-R	BEV-S	BEV-49	BEV-1	BEV-1a	BEV-2	BEV-3
SAM Site Reference	BEV-20	BEV-26	BEV-26a	BEV-27	BEV-29	BEV-30	BEV-9	BEV-49	BEV-1	BEV-1a	BEV-2	BEV-3
<b>STAGE 1 Initial Assessment</b>												
Conformity with Settlement Network (1)	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes
Biodiversity and Geological Value (2)	No	No		No	No	No	No	No	No	No	No	No
Flood Risk and Coastal Change (3)	No	No		No	No	No	No	No	No	No	No	No
Heritage Assets (4)	No	No		No	No	No	No	No	No	No	No	No
<b>STAGE 2 Detailed Considerations</b>												
Greenfield and Previously Developed Land (5)	(+++)			(+++)	(-)	(0)	(-)		(-)	(-)		(-)
Accessibility by Public Transport (6)	(+++)			(+++)	(++)	n/a	(+++)		(+++)	(+++)		(+++)
Accessibility by Walking(7a)	(+++)			(++)	(+)	n/a	(++)		(++)	(++)		(++)
Accessibility by Cycling (7b)	(+++)			(+++)	(+++)	n/a	(++)		(++)	(++)		(+++)
Flood Risk (8)	(0)			(+++)	(0)	(0)	(0)		(0)	(0)		(---)
Settlement Vision (9)	(0)			(+++)	(0)	(0)	(0)		(0)	(0)		(0)
Biodiversity and Geological Value (10)	(0)			(0)	(0)	(0)	(0)		(0)	(0)		(0)
Wildlife and Natural Environment (11)	(0)			(0)	(0)	(0)	(0)		(0)	(0)		(0)
Heritage Assets (12)	(+++)			(0)	(0)	(0)	(0)		(-)	(0)		(-)
Built Character (13)	(+)			(+)	(0)	(0)	(0)		(---)	(---)		(-)
Landscape Character (14)	(0)			(0)	(0)	(0)	(0)		(---)	(---)		(0)
Air Quality (15)	(-)			(-)	(-)	(-)	(-)		(-)	(-)		(-)
Agricultural Land (16)	(0)			(0)	(---)	(-)	(-)		(---)	(---)		(0)
Groundwater (17)	(-)			(-)	(-)	(-)	(-)		(-)	(-)		(-)
Compatibility with Neighbouring Uses (18)	(0)			(0)	(0)	(0)	(0)		(0)	(0)		(+++)
Contaminated Land (19)	(+++)			(+++)	(+++)	(+++)	(0)		(+++)	(+++)		(+++)
Mineral Resources (20)	(0)			(0)	(0)	(0)	(0)		(0)	(0)		(0)
Renewable and Low Carbon Energy (21)	(0)			(0)	(0)	(0)	(0)		(0)	(0)		(0)
Publicly Accessible Open Space (22)	(0)			(0)	(0)	(0)	(0)		(0)	(0)		(---)
School Capacity (23)	(-)			n/a	(+++)	n/a	(-)		(-)	(-)		(-)
Utilities Infrastructure Capacity (24)	(-)			(-)	(-)	n/a	(-)		(-)	(-)		(-)
Highway Network Capacity (25)	(-)			(-)	(-)	(0)	(-)		(-)	(-)		(-)
Wider Non-Road Transport Network (26)	n/a			(0)	n/a	n/a	n/a		n/a	n/a		n/a
Community Facilities (27)	(0)			(0)	(+++)	(0)	(0)		(0)	(0)		(0)
Town Centre Vitality and Viability (28)	(+++ Ret)			(+++)	n/a	n/a	n/a		n/a	n/a		n/a
Regeneration or Economic Benefits (29)	(0)			(0)	(0)	(0)	(0)		(0)	(0)		(0)
Meeting Housing Needs (30)	(0)			n/a	n/a	n/a	(0)		(0)	(0)		(0)
<b>STAGE 3 Deliverability</b>												
Insurmountable Constraints (31)	No	No		No	No	No	No	No	No	No		No
Ownership and Market Constraints (32)	No	No		No	No	No	No	No	No	No		No
Deliverability (33)	0-5	0-5		0-5	0-5	0-5	0-5	0-5	5-10	5-10		5-10
<b>Conclusion</b>	Re-allocate site	Re-allocate site	Site Completed	Re-allocate site	Re-allocate site	Re-allocate site	Allocate new site	Committed Site (AD1)	Not selected	Not selected	Not selected	Not selected

Proposed Submission

Local Plan Site Reference	BEV-4	BEV-5	BEV-6	BEV-7	BEV-8	BEV-10	BEV-10a	BEV-11	BEV-12	BEV-13	BEV-31	BEV-32	
SAM Site Reference	BEV-4	BEV-5	BEV-6	BEV-7	BEV-8	BEV-10	BEV-10	BEV-11	BEV-12	BEV-13	BEV-31	BEV-32	
<b>STAGE 1 Initial Assessment</b>													
Conformity with Settlement Network (1)		Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	
Biodiversity and Geological Value (2)		No	No	No	No	No	No	No	No	No	No	No	
Flood Risk and Coastal Change (3)		No	No	No	No	No	No	No	No	No	No	No	
Heritage Assets (4)		No	No	No	No	No	No	No	No	No	No	Yes	
<b>STAGE 2 Detailed Considerations</b>													
Greenfield and Previously Developed Land (5)	Site completed prior to base date	(+++)	(-)	(-)	(-)	(0)	(0)						
Accessibility by Public Transport (6)		(+++)	(0)	(+++)	(+++)	(+++)	(+++)						
Accessibility by Walking(7a)		(++)	(-)	(+)	(++)	(++)	(++)						
Accessibility by Cycling (7b)		(+++)	(+++)	(++)	(++)	(++)	(++)						
Flood Risk (8)		(---)	(++)	(0)	(0)	(0)	(0)						
Settlement Vision (9)		(0)	(0)	(0)	(0)	(0)	(0)						
Biodiversity and Geological Value (10)		(0)	(0)	(0)	(0)	(0)	(0)						
Wildlife and Natural Environment (11)		(0)	(0)	(0)	(0)	(0)	(0)						
Heritage Assets (12)		(0)	(-)	(-)	(0)	(0)	(0)						
Built Character (13)		(0)	(-)	(-)	(-)	(-)	(--)	(--)					
Landscape Character (14)		(0)	(-)	(---)	(-)	(-)	(---)	(---)					
Air Quality (15)		(--)	(0)	(--)	(-)	(-)	(--)	(--)					
Agricultural Land (16)		(0)	(0)	(---)	(-)	(-)	(-)	(-)					
Groundwater (17)		(-)	(-)	(-)	(-)	(-)	(-)	(-)					
Compatibility with Neighbouring Uses (18)		(---)	(-)	(0)	(0)	(-)	(-)	(-)					
Contaminated Land (19)		(+++)	(0)	(+++)	(+++)	(+++)	(+++)	(+++)					
Mineral Resources (20)		(0)	(0)	(0)	(0)	(0)	(0)	(0)					
Renewable and Low Carbon Energy (21)		(0)	(0)	(0)	(0)	(0)	(0)	(0)					
Publicly Accessible Open Space (22)		(0)	(0)	(0)	(0)	(0)	(0)	(0)					
School Capacity (23)		(-)	(-)	(-)	(-)	(-)	(-)	(-)					
Utilities Infrastructure Capacity (24)		(-)	(-)	(-)	(-)	(-)	(-)	(-)					
Highway Network Capacity (25)		(-)	(-)	(-)	(-)	(-)	(---)	(---)					
Wider Non-Road Transport Network (26)		n/a	n/a	n/a	n/a	n/a	n/a	n/a					
Community Facilities (27)		(0)	(0)	(0)	(0)	(0)	(0)	(0)					
Town Centre Vitality and Viability (28)		n/a	n/a	n/a	n/a	n/a	n/a	n/a					
Regeneration or Economic Benefits (29)		(0)	(0)	(0)	(0)	(0)	(0)	(0)					
Meeting Housing Needs (30)		(0)	(0)	(0)	(0)	(0)	(0)	(0)					
<b>STAGE 3 Deliverability</b>													
Insurmountable Constraints (31)			No	No	No	No	No	No					
Ownership and Market Constraints (32)			No	No	No	No	No	No					
Deliverability (33)		0-5	0-5	0-5	0-5	0-5	5-10						
<b>Conclusion</b>	Not selected	Not selected	Not selected	Not selected	Not selected	Not selected	Not selected	Not selected	Not selected	Not selected	Not selected	Not selected	

Site discounted at stage 1 - not assessed further

Site discounted at stage 1 - not assessed further

Site discounted at stage 1 - not assessed further

Site discounted at stage 1 - not assessed further

Site discounted at stage 1 - not assessed further

Local Plan Site Reference	BEV-33	BEV-34	BEV-35	BEV-36	BEV-36a	BEV-37	BEV-38	BEV-39	BEV-40	BEV-41	BEV-42	BEV-43									
SAM Site Reference	BEV-33	BEV-34	BEV-35	BEV-36	BEV-36a	BEV-37	BEV-38	BEV-39	BEV-40	BEV-41	BEV-42	BEV-43									
<b>STAGE 1 Initial Assessment</b>																					
Conformity with Settlement Network (1)	No	No	No	No	No	Yes	Yes	Yes	No	No	No	No									
Biodiversity and Geological Value (2)	No	No	No	No	No	No	No	No	No	No	No	No									
Flood Risk and Coastal Change (3)	No	No	No	No	No	No	No	No	No	No	No	No									
Heritage Assets (4)	No	No	No	No	No	No	No	No	No	No	No	No									
<b>STAGE 2 Detailed Considerations</b>																					
Greenfield and Previously Developed Land (5)	Site discounted at stage 1 - not assessed further	Site discounted at stage 1 - not assessed further	Site discounted at stage 1 - not assessed further	Site discounted at stage 1 - not assessed further	Site discounted at stage 1 - not assessed further	(0)	(+)	(-)	Site discounted at stage 1 - not assessed further	Site discounted at stage 1 - not assessed further	Site discounted at stage 1 - not assessed further	Site discounted at stage 1 - not assessed further									
Accessibility by Public Transport (6)						(+++)	(+++)	(+++)													
Accessibility by Walking(7a)						(+)	(+)	(+)													
Accessibility by Cycling (7b)						(++)	(++)	(++)													
Flood Risk (8)						(0)	(++)	(0)													
Settlement Vision (9)						(0)	(0)	(0)													
Biodiversity and Geological Value (10)						(0)	(0)	(0)													
Wildlife and Natural Environment (11)						(0)	(0)	(0)													
Heritage Assets (12)						(0)	(0)	(0)													
Built Character (13)						(-)	(-)	(-)													
Landscape Character (14)						(-)	(-)	(-)													
Air Quality (15)						(-)	(-)	(-)													
Agricultural Land (16)						(0)	(0)	(0)													
Groundwater (17)						(-)	(-)	(-)													
Compatibility with Neighbouring Uses (18)						(0)	(0)	(0)													
Contaminated Land (19)						(0)	(0)	(0)													
Mineral Resources (20)						(0)	(0)	(0)													
Renewable and Low Carbon Energy (21)						(0)	(0)	(0)													
Publicly Accessible Open Space (22)						(0)	(0)	(0)													
School Capacity (23)						(-)	(-)	(-)													
Utilities Infrastructure Capacity (24)						(-)	(-)	(-)													
Highway Network Capacity (25)						(-)	(-)	(-)													
Wider Non-Road Transport Network (26)						n/a	n/a	n/a													
Community Facilities (27)						(0)	(0)	(0)													
Town Centre Vitality and Viability (28)						n/a	n/a	n/a													
Regeneration or Economic Benefits (29)						(0)	(0)	(0)													
Meeting Housing Needs (30)						(0)	(0)	(0)													
<b>STAGE 3 Deliverability</b>																					
Insurmountable Constraints (31)															No	No	No				
Ownership and Market Constraints (32)															No	No	No				
Deliverability (33)						0-5	0-5	0-5													
<b>Conclusion</b>	Not selected	Not selected	Not selected	Not selected	Not selected	Not selected	Not selected	Not selected	Not selected	Not selected	Not selected	Not selected									

Proposed Submission

Local Plan Site Reference	BEV-44	BEV-45	BEV-46	BEV-47	BEV-50	BEV-51						
SAM Site Reference	BEV-44	BEV-45	BEV-46	BEV-47	BEV-50	BEV-51						
<b>STAGE 1 Initial Assessment</b>												
Conformity with Settlement Network (1)	No	No	No	No	No	No						
Biodiversity and Geological Value (2)	No	No	No	No	No	No						
Flood Risk and Coastal Change (3)	No	No	No	No	No	No						
Heritage Assets (4)	No	No	No	No	No	No						
<b>STAGE 2 Detailed Considerations</b>												
Greenfield and Previously Developed Land (5)	Site discounted at stage 1 - not assessed further	Site discounted at stage 1 - not assessed further	Site discounted at stage 1 - not assessed further	Site discounted at stage 1 - not assessed further	Site discounted at stage 1 - not assessed further	Site discounted at stage 1 - not assessed further						
Accessibility by Public Transport (6)												
Accessibility by Walking(7a)												
Accessibility by Cycling (7b)												
Flood Risk (8)												
Settlement Vision (9)												
Biodiversity and Geological Value (10)												
Wildlife and Natural Environment (11)												
Heritage Assets (12)												
Built Character (13)												
Landscape Character (14)												
Air Quality (15)												
Agricultural Land (16)												
Groundwater (17)												
Compatibility with Neighbouring Uses (18)												
Contaminated Land (19)												
Mineral Resources (20)												
Renewable and Low Carbon Energy (21)												
Publicly Accessible Open Space (22)												
School Capacity (23)												
Utilities Infrastructure Capacity (24)												
Highway Network Capacity (25)												
Wider Non-Road Transport Network (26)												
Community Facilities (27)												
Town Centre Vitality and Viability (28)												
Regeneration or Economic Benefits (29)												
Meeting Housing Needs (30)												
<b>STAGE 3 Deliverability</b>												
Insurmountable Constraints (31)												
Ownership and Market Constraints (32)												
Deliverability (33)												
<b>Conclusion</b>	Not selected	Not selected	Not selected	Not selected	Not selected	Not selected						

Local Plan Site Reference		BEV- A
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-14	
Land bid number/name	Allocation	North of Driffield Road
Gross Site area (ha)	8.67	
Proposed use	Residential	
Additional information	Site completed prior to base date	
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)		
Biodiversity and Geological Value (2)		
Flood Risk and Coastal Change (3)		
Heritage Assets (4)		
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Options Assessment Conclusion and Summary</b>	Site Completed	Site completed prior to base date

Local Plan Site Reference		BEV- B
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-15	
Land bid number/name	Allocation	North of Woodhall Way
Gross Site area (ha)	5.62	
Proposed use	Residential	
Additional information	Site completed prior to base date	
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)		
Biodiversity and Geological Value (2)		
Flood Risk and Coastal Change (3)		
Heritage Assets (4)		
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Options Assessment Conclusion and Summary</b>	Site Completed	Site completed prior to base date

Local Plan Site Reference		BEV- C		Policy Assessment
Question	Options Assessment	Reasoning		
SAM Site Reference	BEV-16			
Land bid number/name	Allocation	Longcroft Lower School Church Road		
Gross Site area (ha)	2.28			
Proposed use	Residential			
Additional information	Allocated site	BEV-C		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>				
Conformity with Settlement Network (1)	Yes	Principal Town. Within settlement limit.		Yes
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest		No
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion		No
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset		No
<b>STAGE 2 Detailed Site Specific Considerations</b>				
Greenfield and Previously Developed Land (5)	(++)	Between 50 to 74% previously developed land		(++)
Accessibility by Public Transport (6)	(+++)	Within 400m of Core Service		(+++)
Accessibility by Walking(7a)	(++)	Within 400m of secondary walking route		(++)
Accessibility by Cycling (7b)	(+++)	Within 1600m of primary cycle route		(+++)
Flood Risk (8)	(++)	More vulnerable use within low risk flood area (FZ1) and no other sources of flooding		(++)
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy		(0)
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained		(0)
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained		(0)
Heritage Assets (12)	(-)	Harmful effect on heritage asset but significant harm could be mitigated. Impact upon Beverley Westwood.		(-)
Built Character (13)	(0)	Adjoining residential areas on three sides. Development would be a logical extension to existing built form. Any scheme will need to provide additional landscaping to the southern boundary would help to mitigate any intrusion into the wider area of open countryside.		(0)
Landscape Character (14)	(0)	Development of this site would not significantly impact on the wider landscape character. The provision of additional landscaping would help provide a suitable transition between the housing site and the playing fields to the south.		(0)
Air Quality (15)	(--)	Air quality over prescribed levels or development may push quality over prescribed levels but mitigation measures possible to prevent further decrease or improve it		(--)
Agricultural Land (16)	(0)	No loss of best and most versatile agricultural land		(0)
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ3 Total Zone. Mitigation measures possible.		(-)
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.		(0)
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.		(+++)
Mineral Resources (20)	(0)	Site is not within a mineral resource area.		(0)
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.		(0)
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW or any provision of new open space above that required by the Strategy		(0)
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be can be addressed		(-)
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works will have sufficient capacity to accommodate development proposed as part of the Local Plan. Beverley is connected to a mains gas distribution network with capacity. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.		(-)
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.		(-)
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use		n/a
Community Facilities (27)	(0)	School to be relocated onto adjacent Upper School site		(0)
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use		n/a
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities		(0)
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements		(0)
<b>STAGE 3 Deliverability</b>				
Insurmountable Constraints (31)	No	No known constraints		
Ownership and Market Constraints (32)	No	No known constraints		
Deliverability (33)	0-5	0-5 years		
<b>Options Assessment Conclusion and Summary</b>	Re-allocate site	Existing allocation. Work under way to facilitate lower school amalgamation onto adjacent Longcroft Upper School site. Suitable for re-allocation.		
<b>Policy Assessment Summary</b>		No changes to scoring		



Local Plan Site Reference		BEV- D
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-17	
Land bid number/name	Allocation	East Riding College Gallows Lane
Gross Site area (ha)	3.40	
Proposed use	Residential	
Additional information	Allocated site and Full Planning Permission 14/00428/STREM - started	
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	Yes	Principal Town. Within settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)	No	No known constraints
Ownership and Market Constraints (32)	No	No known constraints
Deliverability (33)	0-5	0-5 years
<b>Options Assessment Conclusion and Summary</b>	Re-allocate site	Existing allocation. Site with planning permission and under construction. Full site assessment not necessary. Suitable for re-allocation.

Local Plan Site Reference		BEV- E
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-18	
Land bid number/name	Allocation	Former Westwood Hospital
Gross Site area (ha)	1.82	
Proposed use	Residential	
Additional information	Site completed prior to base date	
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)		
Biodiversity and Geological Value (2)		
Flood Risk and Coastal Change (3)		
Heritage Assets (4)		
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Options Assessment Conclusion and Summary</b>	Site Completed	Site completed prior to base date

Local Plan Site Reference		BEV- F		Policy Assessment
Question	Options	Reasoning		
	Assessment			
SAM Site Reference	BEV-19			
Land bid number/name	870	South of Holme Church Lane		
Gross Site area (ha)	0.52			
Proposed use	Residential			
Additional information				
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>				
Conformity with Settlement Network (1)	Yes	Principal Town. Within settlement limit.		Yes
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest		No
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion		No
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset		No
<b>STAGE 2 Detailed Site Specific Considerations</b>				
Greenfield and Previously Developed Land (5)	(+++)	More than 75% previously developed land		(+++)
Accessibility by Public Transport (6)	(+++)	Within 400m to Core Service		(+++)
Accessibility by Walking(7a)	(++)	Within 400m of secondary walking route		(++)
Accessibility by Cycling (7b)	(+++)	Site within 1600m of Primary Cycle Route		(+++)
Flood Risk (8)	(++)	More vulnerable use within low risk flood area (FZ1) and no other sources of flooding		(++)
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy		(0)
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained		(0)
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained		(0)
Heritage Assets (12)	(0)	No harm to any heritage assets identified		(0)
Built Character (13)	(+)	Enhancement to the built character of the settlement		(+)
Landscape Character (14)	(0)	Not located within the natural landscape		(0)
Air Quality (15)	(-)	Air quality acceptable but approaching prescribed levels. Proposed use is not likely to adversely affect this		(-)
Agricultural Land (16)	(0)	No loss of best and most versatile agricultural land		(0)
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ3 Total Zone. Mitigation measures possible.		(-)
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.		(0)
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.		(+++)
Mineral Resources (20)	(0)	Site is not within a mineral resource area.		(0)
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.		(0)
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or any provision of new open space above that required by the Strategy. PROW on western boundary.		(0)
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be can be addressed		(-)
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works will have sufficient capacity to accommodate development proposed as part of the Local Plan. Beverley is connected to a mains gas distribution network with capacity. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.		(-)
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.		(-)
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use		n/a
Community Facilities (27)	(0)	No loss of existing or proposed new facilities		(0)
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use		n/a
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities		(0)
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements		(0)
<b>STAGE 3 Deliverability</b>				
Insurmountable Constraints (31)	No	No known constraints		
Ownership and Market Constraints (32)	No	No known constraints		
Deliverability (33)	0-5	0-5 years		
<b>Options Assessment Conclusion and Summary</b>	Re-allocate site	Existing allocation. Additional employment land allocated on nearby site. Opportunity to redevelop on brownfield site. Well located in relation to town centre. Suitable for re-allocation.		
<b>Policy Assessment Summary</b>		<b>No changes to scoring</b>		

Local Plan Site Reference		BEV- H
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-21	
Land bid number/name	Allocation	North of Beverley Parklands
Gross Site area (ha)	1.74	
Proposed use	Residential	
Additional information	Site completed prior to base date	
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)		
Biodiversity and Geological Value (2)		
Flood Risk and Coastal Change (3)		
Heritage Assets (4)		
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking(7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Options Assessment Conclusion and Summary</b>	Site Completed	Site completed prior to base date

Local Plan Site Reference		BEV- I
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-22	
Land bid number/name	Allocation	North of Poplars Way
Gross Site area (ha)	2.97	
Proposed use	Residential	
Additional information	Allocated site and Outline Planning Permission 17/00398/STOUT granted 3/10/19	
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	Yes	Principal Town. Within settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)	No	No known constraints
Ownership and Market Constraints (32)	No	No known constraints
Deliverability (33)	0-5	0-5 years
<b>Options Assessment Conclusion and Summary</b>	Re-allocate site	Existing allocation. Site with planning permission. Legal agreement incorporated into planning permission to mitigate potential impact of adjacent quarry. Full site assessment not necessary. Suitable for re-allocation.

Local Plan Site Reference		BEV- J		Policy Assessment
Question	Options Assessment	Reasoning		
SAM Site Reference	BEV-24			
Land bid number/name	950	South of Beverley West of Railway		
Gross Site area (ha)	76.47			
Proposed use	Residential			
Additional information		Allocated site and Full Planning Permission on parts of site		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>				
Conformity with Settlement Network (1)	Yes	Principal Town. Within settlement limit.		Yes
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest		No
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion		No
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset		No
<b>STAGE 2 Detailed Site Specific Considerations</b>				
Greenfield and Previously Developed Land (5)	(0)	Less than 25% previously developed land		(0)
Accessibility by Public Transport (6)	(++) - (+)	Large site between 400 - 1200m of core bus route		(++) - (+)
Accessibility by Walking (7a)	(+)	Between 400 and 800m of secondary route		(+)
Accessibility by Cycling (7b)	(+++)	Site within 1600m of Primary Cycle Route		(+++)
Flood Risk (8)	(--)	More vulnerable use within high risk flood area (FZ3a) part (only small areas affected and mitigation possible)		(--)
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy		(0)
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained		(0)
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained. Some large trees within site.		(0)
Heritage Assets (12)	(0)	No harm to any heritage assets. Key views of Minster need to be protected and enhanced		(0)
Built Character (13)	(-)	Would extend the built extent of Beverley to the south towards the proposed Southern Relief Road. Retaining/enhancing views of the iconic twin towers of the Minster is a key design issue. Within the key area for growth as defined in the Core Strategy.		(0)
Landscape Character (14)	(-)	Landscape Character Assessment defines this general area being of medium landscape sensitivity. Impact on the setting of the town and views of the Minster are described as being particularly important and must be respected in any development.		(0)
Air Quality (15)	(-)	Air quality acceptable but approaching prescribed levels. Proposed use is not likely to adversely affect this		(-)
Agricultural Land (16)	(---)	Major loss of Grade 3 Land		(---)
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ2 Outer Zone. Mitigation measures possible.		(-)
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.		(0)
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.		(+++)
Mineral Resources (20)	(0)	Site partially within a mineral resource area but sand and gravel can be more readily be pre-extracted than hard stone.		(0)
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.		(0)
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or any provision of new open space above that required by the Strategy. PROW's adjacent and crossing site. Will need to be protected and incorporated into development.		(0)
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be addressed		(0)
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works will have sufficient capacity to accommodate development proposed as part of the Local Plan. Beverley is connected to a mains gas distribution network with capacity. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.		(-)
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.		(-)
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use		n/a
Community Facilities (27)	(0)	No loss of existing or proposed new facilities		(0)
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use		n/a
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities		(0)
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements		(+)
<b>STAGE 3 Deliverability</b>				
Insurmountable Constraints (31)	No	No known constraints		
Ownership and Market Constraints (32)	No	No known constraints		
Deliverability (33)	0-5	0-5 years		
<b>Options Assessment Conclusion and Summary</b>		Re-allocate site	Existing allocation. Parts of site under construction. Suitable for re-allocation.	
Policy Assessment Summary		Additional school capacity provided- Q23 score improved. Landscaping improvements required- Q13 and Q14 scores improved. Additional specialist accommodation required to meet older people's needs- Q30 score improved.		

Local Plan Site Reference		BEV- K	Reasoning	Policy Assessment
Question	Options Assessment			
SAM Site Reference	BEV-25			
Land bid number/name	Allocation	South of Beverley East of Railway		
Gross Site area (ha)	36.79			
Proposed use	Residential			
Additional information				
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>				
Conformity with Settlement Network (1)	Yes	Principal Town. Within settlement limit.	Yes	
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest	No	
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion	No	
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset	No	
<b>STAGE 2 Detailed Site Specific Considerations</b>				
Greenfield and Previously Developed Land (5)	(0)	Less than 25% previously developed land	(0)	
Accessibility by Public Transport (6)	(+++)- (++)	Eastern part of site within 400m of core bus route. Southwestern half between 400-800m	(+++)- (++)	
Accessibility by Walking(7a)	(++)	Within 400m of secondary walking route	(++)	
Accessibility by Cycling (7b)	(+++)	Site within 1600m of Primary Cycle Route	(+++)	
Flood Risk (8)	(0)	More vulnerable use within low risk flood area (FZ1) with other sources of flooding that can be mitigated	(0)	
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy	(0)	
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained	(0)	
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained	(0)	
Heritage Assets (12)	(0)	No harm to any heritage assets. Key views of Minster need to be protected and enhanced	(0)	
Built Character (13)	(-)	Would extend the built extent of Beverley to the south towards the proposed Southern Relief Road. Retaining/enhancing views of the iconic twin towers of the Minster is a key design issue. Within the key area for growth as defined in the Core Strategy.	(0)	
Landscape Character (14)	(-)	Landscape Character Assessment defines this general area being of medium landscape sensitivity. Impact on the setting of the town and views of the Minster are described as being particularly important and must be respected in any development.	(0)	
Air Quality (15)	(-)	Air quality acceptable but approaching prescribed levels. Proposed use is not likely to adversely affect this	(-)	
Agricultural Land (16)	(---)	Major loss of Grade 3 Land	(---)	
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ2 Outer Zone. Mitigation measures possible.	(-)	
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.	(0)	
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.	(+++)	
Mineral Resources (20)	(0)	Site is not within a mineral resource area.	(0)	
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.	(0)	
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or any provision of new open space above that required by the Strategy. PROW's adjacent and crossing site. Will need to be protected and incorporated into development.	(0)	
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be can be addressed	(-)	
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works will have sufficient capacity to accommodate development proposed as part of the Local Plan. Beverley is connected to a mains gas distribution network with capacity. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.	(-)	
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.	(-)	
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use	n/a	
Community Facilities (27)	(0)	No loss of existing or proposed new facilities	(0)	
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use	n/a	
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities	(0)	
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements	(0)	
<b>STAGE 3 Deliverability</b>				
Insurmountable Constraints (31)	No	No known constraints		
Ownership and Market Constraints (32)	No	No known constraints		
Deliverability (33)	0-5	0-5 years		
<b>Options Assessment Conclusion and Summary</b>	Re-allocate site	Existing allocation. Parts of site under construction. Suitable for re-allocation.		
<b>Policy Assessment Summary</b>		Additional landscaping required- Q13 and Q14 scores improved.		

Local Plan Site Reference		BEV- L	
Question	Options	Reasoning	
	Assessment		
SAM Site Reference	BEV-23	North of Lincoln Way	
Land bid number/name	Allocation		
Gross Site area (ha)	3.25		
Proposed use	Residential		
Additional information	Allocated site and Full Planning Permission		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>			
Conformity with Settlement Network (1)			
Biodiversity and Geological Value (2)			
Flood Risk and Coastal Change (3)			
Heritage Assets (4)			
<b>STAGE 2 Detailed Site Specific Considerations</b>			
Greenfield and Previously Developed Land (5)			
Accessibility by Public Transport (6)			
Accessibility by Walking (7a)			
Accessibility by Cycling (7b)			
Flood Risk (8)			
Settlement Vision (9)			
Biodiversity and Geological Value (10)			
Wildlife and Natural Environment (11)			
Heritage Assets (12)			
Built Character (13)			
Landscape Character (14)			
Air Quality (15)			
Agricultural Land (16)			
Groundwater (17)			
Compatibility with Neighbouring Uses (18)			
Contaminated Land (19)			
Mineral Resources (20)			
Renewable and Low Carbon Energy (21)			
Publicly Accessible Open Space (22)			
School Capacity (23)			
Utilities Infrastructure Capacity (24)			
Highway Network Capacity (25)			
Wider Non-Road Transport Network (26)			
Community Facilities (27)			
Town Centre Vitality and Viability (28)			
Regeneration or Economic Benefits (29)			
Meeting Housing Needs (30)			
<b>STAGE 3 Deliverability</b>			
Insurmountable Constraints (31)			
Ownership and Market Constraints (32)			
Deliverability (33)			
<b>Options Assessment Conclusion and Summary</b>		Site Completed	Site completed prior to base date



Local Plan Site Reference		BEV- M		Policy Assessment
Question	Options Assessment	Reasoning		
SAM Site Reference	BEV-28			
Land bid number/name	Allocation	North of Annie Reed Road		
Gross Site area (ha)	2.08			
Proposed use	Employment			
Additional information				
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>				
Conformity with Settlement Network (1)	Yes	Principal Town. Within settlement limit.		Yes
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest		No
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion		No
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset		No
<b>STAGE 2 Detailed Site Specific Considerations</b>				
Greenfield and Previously Developed Land (5)	(-)	Wholly greenfield land (100%)		(-)
Accessibility by Public Transport (6)	(+++)	Within 400m of core service		(+++)
Accessibility by Walking(7a)	(++)	Site on secondary walking route		(++)
Accessibility by Cycling (7b)	(+++)	Within 1.6km of primary cycle route		(+++)
Flood Risk (8)	(+++)	Site within 1600m of Primary Cycle Route		(+++)
Settlement Vision (9)	(+++)	Development would support settlement vision and sub area policy to provide employment opportunities		(+++)
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained		(0)
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained		(0)
Heritage Assets (12)	(0)	No harm to any heritage assets identified		(0)
Built Character (13)	(+)	Within existing employment area. Site unused at present and would benefit from development.		(+)
Landscape Character (14)	(0)	Not within natural landscape		(0)
Air Quality (15)	(-)	Air quality acceptable but approaching prescribed levels. Proposed use is not likely to adversely affect this		(-)
Agricultural Land (16)	(0)	No loss of best and most versatile agricultural land		(0)
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ3 Total Zone. Mitigation measures possible.		(-)
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.		(0)
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.		(+++)
Mineral Resources (20)	(0)	Site is not within a mineral resource area.		(0)
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.		(0)
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW		(0)
School Capacity (23)	n/a	Not relevant for the proposed use		n/a
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works will have sufficient capacity to accommodate development proposed as part of the Local Plan. Beverley is connected to a mains gas distribution network with capacity. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.		(-)
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.		(-)
Wider Non-Road Transport Network (26)	(0)	Cannot make use of the rail or waterway network		(0)
Community Facilities (27)	(0)	No loss of existing or proposed new facilities		(0)
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use		n/a
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area		(0)
Meeting Housing Needs (30)	n/a	Not relevant for the proposed use		n/a
<b>STAGE 3 Deliverability</b>				
Insurmountable Constraints (31)	No	No known constraints		
Ownership and Market Constraints (32)	No	No known constraints		
Deliverability (33)	0-5	0-5 years		
<b>Options Assessment Conclusion and Summary</b>	Re-allocate site	Existing allocation. Site supported by the Employment Land Review 2020. Suitable for re-allocation.		
<b>Policy Assessment Summary</b>		No changes to scoring		

Local Plan Site Reference		BEV- N		Policy Assessment
Question	Options Assessment	Reasoning		
SAM Site Reference	BEV-20			
Land bid number/name	Allocation	South of Lord Roberts Road		
Gross Site area (ha)	0.87			
Proposed use	Residential			
Additional information				
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>				
Conformity with Settlement Network (1)	Yes	Principal Town. Within settlement limit.		Yes
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest		No
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion		No
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset		No
<b>STAGE 2 Detailed Site Specific Considerations</b>				
Greenfield and Previously Developed Land (5)	(+++)	More than 75% previously developed land		(+++)
Accessibility by Public Transport (6)	(+++)	Within 400m of Core Service		(+++)
Accessibility by Walking(7a)	(+++)	Within 400m of primary walking route		(+++)
Accessibility by Cycling (7b)	(+++)	Site within 1600m of Primary Cycle Route		(+++)
Flood Risk (8)	(0)	More vulnerable use within low risk flood area (FZ1) with other sources of flooding that can be mitigated		(0)
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy		(0)
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained		(0)
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained		(0)
Heritage Assets (12)	(0)	Site is within a conservation area and setting of the listed building is adjacent to the site. Site is within the setting of Beverley Minster.		(+)
Built Character (13)	(+)	Enhancement to the built character of the settlement		(+)
Landscape Character (14)	(0)	Not located within the natural landscape		(0)
Air Quality (15)	(-)	Air quality acceptable but approaching prescribed levels. Proposed use is not likely to adversely affect this		(-)
Agricultural Land (16)	(0)	No loss of best and most versatile agricultural land		(0)
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ3 Total Zone. Mitigation measures possible.		(-)
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.		(0)
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.		(+++)
Mineral Resources (20)	(0)	Site is not within a mineral resource area.		(0)
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.		(0)
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW or any provision of new open space above that required by the Strategy		(0)
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be can be addressed		(-)
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works will have sufficient capacity to accommodate development proposed as part of the Local Plan. Beverley is connected to a mains gas distribution network with capacity. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.		(-)
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.		(-)
Wider Non-Road Transport Network (26)	n/a	Not relevant for residential uses. Employment use could not make use of the rail or waterway network		n/a
Community Facilities (27)	(-)	Development of site could lead to loss of car parking.		(0)
Town Centre Vitality and Viability (28)	n/a	Not relevant for residential use.		n/a
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area		(0)
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements (Res)		(0)
<b>STAGE 3 Deliverability</b>				
Insurmountable Constraints (31)	No	No known constraints		
Ownership and Market Constraints (32)	No	No known constraints		
Deliverability (33)	0-5	0-5 years		
<b>Options Assessment Conclusion and Summary</b>	Re-allocate site	Good location close to town centre. Sensitive site in Conservation Area. Need to protect views of the Minster. Need to retain some car parking for use in association with adjacent Theatre use. Suitable for re-allocation for housing and parking.		
<b>Policy Assessment Summary</b>		Development will enhance views of the Minster across and within the site- Q12 score improved. Retention of 50 car parking spaces - Q27 score improved.		

Local Plan Site Reference		BEV- O
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-26	
Land bid number/name	Allocation	North of Flemingate
Gross Site area (ha)	0.11	
Proposed use	Residential	
Additional information	Allocated site and Full Planning Permission (site reduced from original allocation to just remaining housing part - flats)	
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	Yes	Principal Town. Within settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)	No	No known constraints
Ownership and Market Constraints (32)	No	No known constraints
Deliverability (33)	0-5	0-5 years
<b>Options Assessment Conclusion and Summary</b>	Re-allocate site	Existing allocation. Site with planning permission at time of assessment. Full site assessment not necessary. Suitable for re-allocation.

Local Plan Site Reference		BEV- O(i)
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-26	
Land bid number/name	Allocation	North of Flemingate
Gross Site area (ha)	4.25	
Proposed use	Retail/Mixed	
Additional information	Allocated site and Full Planning Permission	
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)		
Biodiversity and Geological Value (2)		
Flood Risk and Coastal Change (3)		
Heritage Assets (4)		
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Options Assessment Conclusion and Summary</b>	Site Completed	Site completed prior to base date

Local Plan Site Reference		BEV- P		Policy Assessment
Question	Options Assessment	Reasoning		
SAM Site Reference	BEV-27	South of Grovehill Road		Policy Assessment
Land bid number/name	Allocation			
Gross Site area (ha)	4.92			
Proposed use	Employment			
Additional information				
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>				
Conformity with Settlement Network (1)	Yes	Principal Town. Within settlement limit.		Yes
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest		No
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion		No
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset		No
<b>STAGE 2 Detailed Site Specific Considerations</b>				
Greenfield and Previously Developed Land (5)	(+++)	Wholly previously developed land		(+++)
Accessibility by Public Transport (6)	(+++)	Within 400m of core service		(+++)
Accessibility by Walking(7a)	(++)	Site on secondary walking route		(++)
Accessibility by Cycling (7b)	(+++)	Within 1.6km of primary cycle route		(+++)
Flood Risk (8)	(+++)	Site within 1600m of Primary Cycle Route		(+++)
Settlement Vision (9)	(+++)	Development would support settlement vision and sub area policy to provide employment opportunities		(+++)
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained		(0)
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained		(0)
Heritage Assets (12)	(0)	No harm to any heritage assets identified		(0)
Built Character (13)	(+)	Within existing employment area. Site previously developed but unused at present and would benefit from development.		(+)
Landscape Character (14)	(0)	Not within natural landscape		(0)
Air Quality (15)	(-)	Air quality acceptable but approaching prescribed levels. Proposed use is not likely to adversely affect this		(-)
Agricultural Land (16)	(0)	No loss of best and most versatile agricultural land		(0)
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ3 Total Zone. Mitigation measures possible.		(-)
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.		(0)
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.		(+++)
Mineral Resources (20)	(0)	Site is not within a mineral resource area.		(0)
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.		(0)
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW		(0)
School Capacity (23)	n/a	Not relevant for the proposed use		n/a
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works will have sufficient capacity to accommodate development proposed as part of the Local Plan. Beverley is connected to a mains gas distribution network with capacity. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.		(-)
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.		(+)
Wider Non-Road Transport Network (26)	(0)	Cannot make use of the rail or waterway network		(0)
Community Facilities (27)	(0)	No loss of existing or proposed new facilities		(0)
Town Centre Vitality and Viability (28)	(+++)	Retail could help support the vitality and viability of the town centre.		(+++)
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area		(0)
Meeting Housing Needs (30)	n/a	Not relevant for the proposed use		n/a
<b>STAGE 3 Deliverability</b>				
Insurmountable Constraints (31)	No	No known constraints		
Ownership and Market Constraints (32)	No	No known constraints		
Deliverability (33)	0-5	0-5 years		
<b>Options Assessment Conclusion and Summary</b>	Re-allocate site	Existing allocation. Site supported by the Employment Land Review 2020. Suitable for re-allocation.		
<b>Policy Assessment Summary</b>		Improvements to highways network- Q25 score improved.		

Local Plan Site Reference		BEV- Q		Policy Assessment
Question	Options Assessment	Reasoning		
SAM Site Reference	BEV-29			
Land bid number/name	Allocation	East of Keldmarsh Primary School		
Gross Site area (ha)	0.20			
Proposed use	School Extension			
Additional information				
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>				
Conformity with Settlement Network (1)	Yes	Principal Town. Within settlement limit.		Yes
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest		No
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion		No
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset		No
<b>STAGE 2 Detailed Site Specific Considerations</b>				
Greenfield and Previously Developed Land (5)	(-)	Wholly greenfield land (100%)		(-)
Accessibility by Public Transport (6)	(++)	Between 400 and 800m of core service		(++)
Accessibility by Walking(7a)	(+)	Between 400 and 800m of secondary route		(+)
Accessibility by Cycling (7b)	(+++)	Site within 1600m of Primary Cycle Route		(+++)
Flood Risk (8)	(0)	Within low risk flood area (FZ1) with other sources of flooding that can be mitigated		(0)
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy		(0)
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained		(0)
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained		(0)
Heritage Assets (12)	(0)	No harm to any heritage assets identified		(0)
Built Character (13)	(0)	Unlikely to result in any significant harm to built character of settlement		(0)
Landscape Character (14)	(0)	Not located within the natural landscape		(0)
Air Quality (15)	(-)	Air quality acceptable but approaching prescribed levels. Proposed use is not likely to adversely affect this		(-)
Agricultural Land (16)	(---)	Major loss of Grade 3 Land		(---)
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ2 Outer Zone. Mitigation measures possible.		(-)
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.		(0)
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.		(+++)
Mineral Resources (20)	(0)	Site is not within a mineral resource area.		(0)
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.		(0)
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW		(0)
School Capacity (23)	(+++)	Would involve significant improvements to an existing school		(+++)
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works will have sufficient capacity to accommodate development proposed as part of the Local Plan. Beverley is connected to a mains gas distribution network with capacity. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.		(-)
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.		(-)
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use		n/a
Community Facilities (27)	(+++)	New or improved community facility is provided by the development		(+++)
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use		n/a
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area		(0)
Meeting Housing Needs (30)	n/a	Not relevant for the proposed use		n/a
<b>STAGE 3 Deliverability</b>				
Insurmountable Constraints (31)	No	No known constraints		
Ownership and Market Constraints (32)	No	No known constraints		
Deliverability (33)	0-5	0-5 years		
<b>Options Assessment Conclusion and Summary</b>	Re-allocate site	Existing allocation. Still required for school expansion. Suitable for re-allocation.		
<b>Policy Assessment Summary</b>		No change to scoring		

Local Plan Site Reference		BEV- R		Policy Assessment	
Question	Options Assessment	Reasoning			
SAM Site Reference	BEV-30				
Land bid number/name	Allocation	Beverley Park and Ride			
Gross Site area (ha)	3.62				
Proposed use	Transport				
Additional information					
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>					
Conformity with Settlement Network (1)	Yes	Principal Town. Within settlement limit.		Yes	
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest		No	
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion		No	
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset		No	
<b>STAGE 2 Detailed Site Specific Considerations</b>					
Greenfield and Previously Developed Land (5)	(0)	Less than 25% previously developed land		(0)	
Accessibility by Public Transport (6)	n/a	Not relevant for the proposed use		n/a	
Accessibility by Walking(7a)	n/a	Not relevant for the proposed use		n/a	
Accessibility by Cycling (7b)	n/a	Not relevant for the proposed use		n/a	
Flood Risk (8)	(0)	Within low risk flood area (FZ1) with other sources of flooding that can be mitigated		(0)	
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy		(0)	
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained		(0)	
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained		(0)	
Heritage Assets (12)	(0)	No harm to any heritage assets identified		(0)	
Built Character (13)	(0)	Unlikely to result in any significant harm to built character of settlement		(0)	
Landscape Character (14)	(0)	Not located within the natural landscape		(0)	
Air Quality (15)	(-)	Air quality acceptable but approaching prescribed levels. Proposed use is not likely to adversely affect this		(-)	
Agricultural Land (16)	(-)	Minor loss of best and most versatile agricultural land (Grade 3)		(-)	
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ2 Outer Zone. Mitigation measures possible.		(-)	
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.		(0)	
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.		(+++)	
Mineral Resources (20)	(0)	Site is not within a mineral resource area.		(0)	
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.		(0)	
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW		(0)	
School Capacity (23)	n/a	Not relevant to the proposed use		n/a	
Utilities Infrastructure Capacity (24)	n/a	Not relevant to the proposed transport use		n/a	
Highway Network Capacity (25)	(0)	No significant highways issues anticipated.		(0)	
Wider Non-Road Transport Network (26)	n/a	Not relevant to the proposed use		n/a	
Community Facilities (27)	(0)	No proposed new or loss of existing facilities		(0)	
Town Centre Vitality and Viability (28)	n/a	Not relevant to the proposed use		n/a	
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area		(0)	
Meeting Housing Needs (30)	n/a	Not relevant to the proposed use		n/a	
<b>STAGE 3 Deliverability</b>					
Insurmountable Constraints (31)	No	No known constraints			
Ownership and Market Constraints (32)	No	No known constraints			
Deliverability (33)	0-5	0-5 years			
<b>Options Assessment Conclusion and Summary</b>		Re-allocate site	Existing allocation. Still required for park and ride facility. Suitable for re-allocation.		
<b>Policy Assessment Summary</b>			No change to scoring		

Local Plan Site Reference		BEV- S		Policy Assessment
Question	Options Assessment	Reasoning		
SAM Site Reference	BEV-9			
Land bid number/name	422	Land East of Victoria Road and West of A164		
Gross Site area (ha)	2.02			
Proposed use	Residential			
Additional information				
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>				
Conformity with Settlement Network (1)	Yes	Principal Town. Adjacent to settlement limit (across road).		Yes
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest		No
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion		No
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset		No
<b>STAGE 2 Detailed Site Specific Considerations</b>				
Greenfield and Previously Developed Land (5)	(-)	Wholly greenfield land (100%)		(-)
Accessibility by Public Transport (6)	(+++)	Within 400m of Core Service		(+++)
Accessibility by Walking(7a)	(++)	Within 400m of secondary walking route		(++)
Accessibility by Cycling (7b)	(++)	Between 1600m and 3200m of primary cycle route		(++)
Flood Risk (8)	(0)	More vulnerable use within low risk flood area (FZ1) with other sources of flooding that can be mitigated		(0)
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy		(0)
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained		(0)
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained		(0)
Heritage Assets (12)	(0)	No harm to any heritage assets identified		(0)
Built Character (13)	(0)	Would extend the built form of the settlement into open land but presence of the existing ribbon of development on the western side of Victoria Road reduces impact.		(0)
Landscape Character (14)	(0)	Within an area of medium landscape sensitivity as defined in the Landscape Character Assessment and development of this site would involve an intrusion into open land but presence of the existing ribbon of development on the western side of Victoria Road reduces impact.		(0)
Air Quality (15)	(--)	Air quality over prescribed levels or development may push quality over prescribed levels but mitigation measures possible to prevent further decrease or improve it		(--)
Agricultural Land (16)	(-)	Minor loss of best and most versatile agricultural land (Grade 2)		(-)
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ2 Outer Zone. Mitigation measures possible.		(-)
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.		(0)
Contaminated Land (19)	(0)	Site is not likely to involve any contaminated land		(0)
Mineral Resources (20)	(0)	Site is not within a mineral resource area.		(0)
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.		(0)
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW or any provision of new open space above that required by the Strategy		(0)
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be can be addressed		(-)
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works will have sufficient capacity to accommodate development proposed as part of the Local Plan. Beverley is connected to a mains gas distribution network with capacity. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.		(-)
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.		(-)
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use		n/a
Community Facilities (27)	(0)	No loss of existing or proposed new facilities		(0)
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use		n/a
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities		(0)
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements		(0)
<b>STAGE 3 Deliverability</b>				
Insurmountable Constraints (31)	No	No known constraints		
Ownership and Market Constraints (32)	No	No known constraints		
Deliverability (33)	0-5	0-5 years		
<b>Options Assessment Conclusion and Summary</b>	<b>Allocate new site</b>	Reasonably well related to existing form of settlement.		
<b>Policy Assessment Summary</b>		<b>No change to scoring</b>		



Local Plan Site Reference		BEV- 49
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-49	
Land bid number/name	AD1	Keldgate Manor, Keldgate
Gross Site area (ha)	0.53	
Proposed use	Residential	
Additional information	16/01259/STPLF 79 bedroom dementia care facility (C2), 7 independent living units (C2) and 9 residential units for the over 55's	
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	Yes	Principal Town. Within settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)	No	No known constraints
Ownership and Market Constraints (32)	No	No known constraints
Deliverability (33)	0-5	0-5 years
<b>Options Assessment Conclusion and Summary</b>	Committed Site (AD1)	Site with planning permission at base date of plan under Policy AD1. Full site assessment not necessary.

Local Plan Site Reference		BEV- 1
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-1	
Land bid number/name	932	Between York Road and Constitution Hill
Gross Site area (ha)	129.30	
Proposed use	Residential	
Additional information	Also bids 351, 357 and 933 - See also SAM Ref DRF-1a & 1b	
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	Yes	Principal Town. Adjacent to settlement limit. However large site and some parts much more remote.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)	(-)	Wholly greenfield land (100%)
Accessibility by Public Transport (6)	(+++)	A1079 forms the core bus route. Majority of site sits within 400m of core bus route. Large site would require bus route integration within the site.
Accessibility by Walking (7a)	(++)	Access within 400m of secondary walking route
Accessibility by Cycling (7b)	(++)	Between 1.6-km and 3.2km of primary cycle route. Access through BEV-25
Flood Risk (8)	(0)	More vulnerable use within low risk flood area (FZ1) with other sources of flooding that can be mitigated
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(-)	Harmful effect on heritage asset but significant harm could be mitigated. Contains features identified by Hull Valley NMP.
Built Character (13)	(---)	Development on this site would significantly extend the built form of Beverley into sensitive high value open countryside. It would not be well related to the existing pattern of development.
Landscape Character (14)	(---)	The site lies within an area of high landscape sensitivity as defined in the Landscape Character Assessment. Would adversely affect the setting of the historic racecourse and the Westwood.
Air Quality (15)	(--)	Air quality over prescribed levels or development may push quality over prescribed levels but mitigation measures possible
Agricultural Land (16)	(---)	Major loss of Grade 2 Land
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ3 Total Zone. Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.
Mineral Resources (20)	(0)	Site is not within a mineral resource area.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or any provision of new open space above that required by the Strategy. Claimed PROW's affect site. Could create links and access to Westwood
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be can be addressed
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works will have sufficient capacity to accommodate development proposed as part of the Local Plan. Beverley is connected to a mains gas distribution network with capacity. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout. Site of this size would require significant highway improvements in order to secure a satisfactory access.
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)	No	No known constraints
Ownership and Market Constraints (32)	No	No known constraints
Deliverability (33)	5-10	5 to 10 years and beyond
<b>Options Assessment Conclusion and Summary</b>	Not selected	Major intrusion into open land not well related to existing form of settlement. Significant highway works would be required to facilitate a suitable access. Other, more suitable, sites have been identified to meet the current housing requirements.

Local Plan Site Reference		BEV- 1a
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-1a	
Land bid number/name	1,243	Between York Road and Constitution Hill (1)
Gross Site area (ha)	65.20	
Proposed use	Residential	
Additional information	Land bid overlaps onto part of BEV-1	
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	Yes	Principal Town. Adjacent to settlement limit. However large site and some parts much more remote.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)	(-)	Wholly greenfield land (100%)
Accessibility by Public Transport (6)	(+++)	A1079 forms the core bus route. Majority of site sits within 400m of core bus route. Large site would require bus route integration within the site.
Accessibility by Walking (7a)	(++)	Access within 400m of secondary walking route
Accessibility by Cycling (7b)	(++)	Between 1.6-km and 3.2km of primary cycle route. Access through BEV-25
Flood Risk (8)	(0)	More vulnerable use within low risk flood area (FZ1) with other sources of flooding that can be mitigated
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(0)	No harm to any heritage assets identified
Built Character (13)	(---)	Development on this site would significantly extend the built form of Beverley into sensitive high value open countryside. It would not be well related to the existing pattern of development.
Landscape Character (14)	(---)	The site lies within an area of high landscape sensitivity as defined in the Landscape Character Assessment. Would adversely affect the setting of the historic racecourse and the Westwood.
Air Quality (15)	(--)	Air quality over prescribed levels or development may push quality over prescribed levels but mitigation measures possible
Agricultural Land (16)	(---)	Major loss of Grade 2 Land
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ3 Total Zone. Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.
Mineral Resources (20)	(0)	Site is not within a mineral resource area.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or any provision of new open space above that required by the Strategy. Claimed PROW's affect site. Could create links and access to Westwood
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be can be addressed
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works will have sufficient capacity to accommodate development proposed as part of the Local Plan. Beverley is connected to a mains gas distribution network with capacity. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout. Site of this size would require significant highway improvements in order to secure a satisfactory access.
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)	No	No known constraints
Ownership and Market Constraints (32)	No	No known constraints
Deliverability (33)	5-10	5 to 10 years and beyond
<b>Options Assessment Conclusion and Summary</b>	Not selected	Major intrusion into open land not well related to existing form of settlement. Significant highway works would be required to facilitate a suitable access. Other, more suitable, sites have been identified to meet the current housing requirements.

Local Plan Site Reference		BEV- 2
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-2	
Land bid number/name	839,145	North of Constitution Hill
Gross Site area (ha)	8.13	
Proposed use	Residential or Employment	
Additional information	Bid is made in the alternative for either residential or employment	
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	No	Principal Town. Remote from settlement limit (150m). Not in accord with the economic development strategy
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Options Assessment Conclusion and Summary</b>	Not selected	Discounted at Stage 1 - Not in conformity with settlement network or economic development strategy

Local Plan Site Reference		BEV- 3
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-3	
Land bid number/name	639	Beverley RUFC Norwood
Gross Site area (ha)	3.77	
Proposed use	Residential	
Additional information	Relies on relocation of rugby club but no specific re-location proposal included in land bid	
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	Yes	Principal Town. Within settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)	(-)	Wholly greenfield land (100%)
Accessibility by Public Transport (6)	(+++)	Within 400m of Core Service
Accessibility by Walking(7a)	(++)	Within 400m of secondary walking route
Accessibility by Cycling (7b)	(+++)	Site within 1600m of Primary Cycle Route
Flood Risk (8)	(---)	More vulnerable use within high risk flood area (FZ3a)
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(-)	Harmful effect on heritage asset but significant harm could be mitigated. Contains features identified by Hull Valley NMP.
Built Character (13)	(-)	Developing this site would remove an important greenspace and a significant public view from the railway. Greenspaces are significant in the suburban, mainly residential, area of Beverley.
Landscape Character (14)	(0)	Not located within the natural landscape
Air Quality (15)	(--)	Air quality over prescribed levels or development may push quality over prescribed levels but mitigation measures possible to prevent further decrease or improve it
Agricultural Land (16)	(0)	No loss of best and most versatile agricultural land
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ3 Total Zone. Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(+++)	Would remove a source of nuisance and would be compatible with existing or proposed nearby uses
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.
Mineral Resources (20)	(0)	Site is not within a mineral resource area.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(---)	Loss of playing fields
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be can be addressed
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works will have sufficient capacity to accommodate development proposed as part of the Local Plan. Beverley is connected to a mains gas distribution network with capacity. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)	No	No known constraints
Ownership and Market Constraints (32)	No	No known constraints
Deliverability (33)	5-10	5 to 10 years
<b>Options Assessment Conclusion and Summary</b>	Not selected	Loss of playing fields with no alternative provision specified. Other, more suitable, sites have been identified to meet the current housing requirements.

Local Plan Site Reference		BEV- 4
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-4	
Land bid number/name	297	East of Kitchen Lane
Gross Site area (ha)	1.61	
Proposed use	Residential	
Additional information	Completed prior to base date (other than one single infill plot)	
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)		
Biodiversity and Geological Value (2)		
Flood Risk and Coastal Change (3)		
Heritage Assets (4)		
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Options Assessment Conclusion and Summary</b>	Not selected	Site complete prior to base date

Local Plan Site Reference		BEV- 5
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-5	
Land bid number/name	645	South of Grovehill Road
Gross Site area (ha)	0.20	
Proposed use	Residential	
Additional information		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	Yes	Principal Town. Within settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)	(+++)	More than 75% previously developed land
Accessibility by Public Transport (6)	(+++)	Within 400m of Core Service
Accessibility by Walking(7a)	(++)	Within 400m of secondary walking route
Accessibility by Cycling (7b)	(+++)	Site within 1600m of Primary Cycle Route
Flood Risk (8)	(---)	More vulnerable use within high risk flood area (FZ3a)
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(0)	No harm to any heritage assets identified
Built Character (13)	(0)	Unlikely to result in any significant harm to built character of settlement
Landscape Character (14)	(0)	Not located within the natural landscape
Air Quality (15)	(--)	Air quality over prescribed levels or development may push quality over prescribed levels but mitigation measures possible to prevent further decrease or improve it
Agricultural Land (16)	(0)	No loss of best and most versatile agricultural land
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ3 Total Zone. Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(---)	Would not be compatible with existing or proposed nearby uses and it is not possible to mitigate significant impacts
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.
Mineral Resources (20)	(0)	Site is not within a mineral resource area.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW or any provision of new open space above that required by the Strategy
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be can be addressed
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works will have sufficient capacity to accommodate development proposed as part of the Local Plan. Beverley is connected to a mains gas distribution network with capacity. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)	No	No known constraints
Ownership and Market Constraints (32)	No	No known constraints
Deliverability (33)	0-5	0-5 years
<b>Options Assessment Conclusion and Summary</b>		
	Not selected	Situated in a predominantly industrial area. Residential use would be incompatible with such uses and may restrict the future viability of employment sites. Residential use within high risk flood zone.

Local Plan Site Reference		BEV- 6
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-6	
Land bid number/name	979	North of Poplars Way - North of BEV-I Allocation
Gross Site area (ha)	1.25	
Proposed use	Residential	
Additional information		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	Yes	Principal Town. Adjacent to settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)	(-)	Wholly greenfield land (100%)
Accessibility by Public Transport (6)	(0)	Within 400m of Secondary Service
Accessibility by Walking(7a)	(-)	Over 1200m from service or significant barrier present
Accessibility by Cycling (7b)	(+++)	Site within 1600m of Primary Cycle Route
Flood Risk (8)	(++)	More vulnerable use within low risk flood area (FZ1) and no other sources of flooding
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(-)	Harmful effect on heritage asset but significant harm could be mitigated. Impact upon Beverly Westwood.
Built Character (13)	(-)	Would extend built form of settlement out into open countryside but relatively small site and Grammar school buildings to east mitigate intrusion. Need to protect impact on setting of the Westwood.
Landscape Character (14)	(-)	Would extend built form of settlement out into open countryside but relatively small site and Grammar school buildings to east mitigate intrusion. Need to protect impact on setting of the Westwood.
Air Quality (15)	(0)	Air quality acceptable. Proposed use is not likely to adversely affect this
Agricultural Land (16)	(0)	No loss of best and most versatile agricultural land
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ2 Outer Zone. Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(-)	Would not be compatible with existing or proposed nearby uses but significant impacts could be mitigated
Contaminated Land (19)	(0)	Site is not likely to involve any contaminated land
Mineral Resources (20)	(0)	Site is not within a mineral resource area.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW or any provision of new open space above that required by the Strategy
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be can be addressed
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works will have sufficient capacity to accommodate development proposed as part of the Local Plan. Beverley is connected to a mains gas distribution network with capacity. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)	No	No known constraints
Ownership and Market Constraints (32)	No	No known constraints
Deliverability (33)	0-5	0-5 years
<b>Options Assessment Conclusion and Summary</b>	Not selected	Not well related to existing settlement pattern, could have adverse impact on setting of The Westwood. Other, more suitable, sites have been identified to meet the current housing requirements.



Local Plan Site Reference		BEV- 7
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-7	
Land bid number/name	325	West of Wingfield Way
Gross Site area (ha)	24.45	
Proposed use	Residential	
Additional information		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	Yes	Principal Town. Adjacent to settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)	(-)	Wholly greenfield land (100%)
Accessibility by Public Transport (6)	(+++)	Centre of site between 401m - 800m from core service
Accessibility by Walking(7a)	(+)	Between 400 and 800m of secondary route
Accessibility by Cycling (7b)	(++)	Site within 1600m of Primary Cycle Route
Flood Risk (8)	(0)	More vulnerable use within low risk flood area (FZ1) with other sources of flooding that can be mitigated
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(-)	Harmful effect on heritage asset but significant harm could be mitigated. Impact upon Beverly Westwood.
Built Character (13)	(-)	Development would significantly extend the built extent of Beverley south west into exposed transitional landscape. Site is not well related to the existing built form of the settlement
Landscape Character (14)	(---)	Significant intrusion into open countryside. Landscape Character Assessment suggests that the area has a medium landscape sensitivity. Significant development would be highly intrusive into this exposed open landscape.
Air Quality (15)	(--)	Air quality over prescribed levels or development may push quality over prescribed levels but mitigation measures possible to prevent further decrease or improve it
Agricultural Land (16)	(---)	Major loss of Grade 2 Land
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ2 Outer Zone. Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.
Mineral Resources (20)	(0)	Site is not within a mineral resource area.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW or any provision of new open space above that required by the Strategy
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be can be addressed
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works will have sufficient capacity to accommodate development proposed as part of the Local Plan. Beverley is connected to a mains gas distribution network with capacity. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)	No	No known constraints
Ownership and Market Constraints (32)	No	No known constraints
Deliverability (33)	0-5	0-5 years
<b>Options Assessment Conclusion and Summary</b>	Not selected	Significant intrusion into open countryside. Not well related to existing form of the settlement. Other, more suitable, sites have been identified to meet the current housing requirements.

Local Plan Site Reference		BEV- 8
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-8	
Land bid number/name	345	West of Victoria Road
Gross Site area (ha)	4.32	
Proposed use	Residential	
Additional information	Site enlarged due to late additional bid	
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	Yes	Principal Town. Adjacent to settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)	(-)	Wholly greenfield land (100%)
Accessibility by Public Transport (6)	(+++)	Within 400m of Core Service
Accessibility by Walking(7a)	(++)	Within 400m of secondary walking route
Accessibility by Cycling (7b)	(++)	Between 1600m and 3200m of primary cycle route
Flood Risk (8)	(0)	More vulnerable use within low risk flood area (FZ1) with other sources of flooding that can be mitigated
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained. Some large trees may restrict density.
Heritage Assets (12)	(0)	No harm to any heritage assets identified
Built Character (13)	(-)	Development would extend the built extent of Beverley south west into transitional landscape. Site is not well related to the existing built form of the settlement
Landscape Character (14)	(-)	Intrusion of built form into open countryside.
Air Quality (15)	(-)	Air quality acceptable but approaching prescribed levels. Proposed use is not likely to adversely affect this
Agricultural Land (16)	(-)	Minor loss of best and most versatile agricultural land (Grade 2)
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ2 Outer Zone. Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.
Mineral Resources (20)	(0)	Site is not within a mineral resource area.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW or any provision of new open space above that required by the Strategy
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be can be addressed
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works will have sufficient capacity to accommodate development proposed as part of the Local Plan. Beverley is connected to a mains gas distribution network with capacity. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)	No	No known constraints
Ownership and Market Constraints (32)	No	No known constraints
Deliverability (33)	0-5	0-5 years
<b>Options Assessment Conclusion and Summary</b>	Not selected	Not well related to existing form of the settlement. Other, more suitable, sites have been identified to meet the current housing requirements.

Local Plan Site Reference		BEV- 10
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-10	
Land bid number/name	421	East of A164 and South of Lincoln Way
Gross Site area (ha)	10.02	
Proposed use	Residential	
Additional information	Re-scoring Q13 & Q14 due to new road proposals requested	
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	Yes	Principal Town. Adjacent to settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)	(0)	Less than 25% previously developed land
Accessibility by Public Transport (6)	(+++)	Majority of site within 400m of core route eastern part between 400-800m
Accessibility by Walking(7a)	(++)	Within 400m of secondary walking route
Accessibility by Cycling (7b)	(++)	Between 1600m and 3200m of primary cycle route
Flood Risk (8)	(0)	More vulnerable use within low risk flood area (FZ1) with other sources of flooding that can be mitigated
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(0)	No harm to any heritage assets identified
Built Character (13)	(---)	Would significantly extend the built form of the settlement beyond the line of the southern bypass and therefore would not be well related to the existing pattern of development. Proposed new road scheme may change this but it is still in very early stages of planning - no change to scoring at the present time.
Landscape Character (14)	(---)	Within an area of medium landscape sensitivity as defined in the Landscape Character Assessment but development of this site would involve a significant intrusion into open countryside at an important entrance to the town. Proposed new road scheme may change this but it is still in very early stages of planning - no change to scoring at the present time.
Air Quality (15)	(-)	Air quality over prescribed levels or development may push quality over prescribed levels but mitigation measures possible
Agricultural Land (16)	(-)	Minor loss of best and most versatile agricultural land (Grade 2)
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ2 Outer Zone. Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(-)	Part of site has the potential to be affected by proximity of gas pipeline
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated
Mineral Resources (20)	(0)	Site is not within a mineral resource area.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW or any provision of new open space above that required by the Strategy
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be can be addressed
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works will have sufficient capacity to accommodate development proposed as part of the Local Plan. Beverley is connected to a mains gas distribution network with capacity. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.
Highway Network Capacity (25)	(---)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout. Access to the land from the proposed new road system may not be possible.
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)	No	No known constraints
Ownership and Market Constraints (32)	No	No known constraints
Deliverability (33)	0-5	0-5 years
<b>Options Assessment Conclusion and Summary</b>	Not selected	Very poorly related to the existing form of settlement. Whilst there is a proposed road improvement scheme for the A164 that would change the open countryside status of this site, that is in a very early stage of development and access to the land from this new road system may not be feasible.

Local Plan Site Reference		BEV- 10a
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-10	
Land bid number/name	421	South of Minster Way
Gross Site area (ha)	8.87	
Proposed use	Residential	
Additional information		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	Yes	Principal Town. Adjacent to settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)	(0)	Less than 25% previously developed land
Accessibility by Public Transport (6)	(+++)	Majority of site within 400m of core route eastern part between 400-800m
Accessibility by Walking (7a)	(++)	Within 400m of secondary walking route
Accessibility by Cycling (7b)	(++)	Between 1600m and 3200m of primary cycle route
Flood Risk (8)	(0)	More vulnerable use within low risk flood area (FZ1) with other sources of flooding that can be mitigated
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(0)	No harm to any heritage assets identified
Built Character (13)	(---)	Would significantly extend the built form of the settlement beyond the line of the southern bypass and therefore would not be well related to the existing pattern of development.
Landscape Character (14)	(---)	Within an area of medium landscape sensitivity as defined in the Landscape Character Assessment but development of this site would involve a significant intrusion into open countryside at an important entrance to the town.
Air Quality (15)	(--)	Air quality over prescribed levels or development may push quality over prescribed levels but mitigation measures possible to prevent further decrease or improve it
Agricultural Land (16)	(-)	Minor loss of best and most versatile agricultural land (Grade 2)
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ2 Outer Zone. Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(-)	Part of site has the potential to be affected by proximity of gas pipeline
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated
Mineral Resources (20)	(0)	Site is not within a mineral resource area.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW or any provision of new open space above that required by the Strategy
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be can be addressed
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works will have sufficient capacity to accommodate development proposed as part of the Local Plan. Beverley is connected to a mains gas distribution network with capacity. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.
Highway Network Capacity (25)	(---)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout. Access to the land from the proposed new road system may not be possible.
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)	No	No known constraints
Ownership and Market Constraints (32)	No	No known constraints
Deliverability (33)	5-10	5-10 years
<b>Options Assessment Conclusion and Summary</b>		
	Not selected	Very poorly related to the existing form of settlement. Whilst there is a proposed road improvement scheme for the A164 that would change the open countryside status of this site, that is in a very early stage of development and access to the land from this new road system may not be feasible.

Local Plan Site Reference		BEV- 11
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-11	
Land bid number/name	420, 572	South of Minster Way
Gross Site area (ha)	24.15	
Proposed use	Residential	
Additional information	Gas pipeline constraint	
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	No	Principal Town. Remote from settlement limit (500m)
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Options Assessment Conclusion and Summary</b>	Not selected	Discounted at Stage 1 - Not in conformity with settlement network

Local Plan Site Reference		BEV- 12
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-12	
Land bid number/name	980	South of Minster Way (East of Railway)
Gross Site area (ha)	69.46	
Proposed use	Residential	
Additional information		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	No	Principal Town. Remote from settlement limit (Separated by bypass and 900m via Long Lane)
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Options Assessment Conclusion and Summary</b>	Not selected	Discounted at Stage 1 - Not in conformity with settlement network

Local Plan Site Reference		BEV- 13
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-13	
Land bid number/name	289	North of Lakeminstor Park
Gross Site area (ha)	4.14	
Proposed use	Leisure/Holiday Units	
Additional information	Query proximity to gas main	
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	No	Principal Town. Remote from settlement limit (350m) (Separated by bypass)
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Options Assessment Conclusion and Summary</b>	Not selected	Discounted at Stage 1 - Not in conformity with settlement network or economic development/leisure strategies

Local Plan Site Reference		BEV- 31
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-31	
Land bid number/name	412 part	South of Newbald Road
Gross Site area (ha)	25.30	
Proposed use	Residential	
Additional information		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	No	Principal Town. Remote from settlement limit (1800m)
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Options Assessment Conclusion and Summary</b>	Not selected	Discounted at Stage 1 - Not in conformity with settlement network and adverse impact on nationally significant heritage asset.



Local Plan Site Reference		BEV- 32
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-32	
Land bid number/name	417	South of Newbald Road (Adj Heath House Stables)
Gross Site area (ha)	7.63	
Proposed use	Residential	
Additional information		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	No	Principal Town. Remote from settlement limit (1750m)
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	Yes	Adjacent to Scheduled Monument. Romano-British enclosure
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Options Assessment Conclusion and Summary</b>	Not selected	Discounted at Stage 1 - Not in conformity with settlement network and adverse impact on nationally significant heritage asset.

Local Plan Site Reference		BEV- 33
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-33	
Land bid number/name	772	North of Broadgate (Opposite Former Broadgate Hospital Site)
Gross Site area (ha)	15.20	
Proposed use	Residential	
Additional information	Also bids 412 and 414 part	
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	No	Principal Town. Remote from settlement limit (1700m)
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Options Assessment Conclusion and Summary</b>	Not selected	Discounted at Stage 1 - Not in conformity with settlement network

Local Plan Site Reference		BEV- 34
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-34	
Land bid number/name	773,416	North of Broadgate (Opposite Former Hospital Site and Playing Fields)
Gross Site area (ha)	7.66	
Proposed use	Residential	
Additional information		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	No	Principal Town. Remote from settlement limit (1500m)
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Options Assessment Conclusion and Summary</b>	Not selected	Discounted at Stage 1 - Not in conformity with settlement network

Local Plan Site Reference		BEV- 35
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-35	
Land bid number/name	774,418	North of Broadgate (Opposite Playing Fields)
Gross Site area (ha)	10.76	
Proposed use	Residential	
Additional information		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	No	Principal Town. Remote from settlement limit (1250m)
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Options Assessment Conclusion and Summary</b>	Not selected	Discounted at Stage 1 - Not in conformity with settlement network

Local Plan Site Reference		BEV- 36
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-36	
Land bid number/name	782,113	North East of A1079 West of Wingfield Way
Gross Site area (ha)	18.47	
Proposed use	Residential	
Additional information		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	No	Principal Town. Remote from settlement limit (2150m)
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Options Assessment Conclusion and Summary</b>	Not selected	Discounted at Stage 1 - Not in conformity with settlement network

Local Plan Site Reference		BEV- 36a
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-36a	
Land bid number/name	113 part	South of Broadgate
Gross Site area (ha)	1.85	
Proposed use	Residential	
Additional information		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	No	Principal Town. Remote from settlement limit (1950m)
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Options Assessment Conclusion and Summary</b>	Not selected	Discounted at Stage 1 - Not in conformity with settlement network

Local Plan Site Reference		BEV- 37
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-37	
Land bid number/name	783	West of Victoria Road (Rear of 158)
Gross Site area (ha)	2.79	
Proposed use	Residential	
Additional information		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	Yes	Principal Town. Adjacent to settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)	(0)	Less than 25% previously developed land
Accessibility by Public Transport (6)	(+++)	Within 400m of Core Service
Accessibility by Walking(7a)	(+)	Between 400 and 800m of secondary route
Accessibility by Cycling (7b)	(++)	Site between 1600m and 3200m of primary cycleway
Flood Risk (8)	(0)	More vulnerable use within low risk flood area (FZ1) with other sources of flooding that can be mitigated
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(0)	No harm to any heritage assets identified
Built Character (13)	(-)	Development would extend the built extent of Beverley south west into transitional landscape. Site is not well related to the existing built form of the settlement
Landscape Character (14)	(-)	Intrusion of built form into open countryside.
Air Quality (15)	(--)	Air quality over prescribed levels or development may push quality over prescribed levels but mitigation measures possible to prevent further decrease or improve it
Agricultural Land (16)	(0)	No loss of best and most versatile agricultural land
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ2 Outer Zone. Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.
Contaminated Land (19)	(0)	Site is not likely to involve any contaminated land
Mineral Resources (20)	(0)	Site is not within a mineral resource area.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or any provision of new open space above that required by the Strategy. PROW's adjacent and crossing site. Will need to be protected and incorporated into development.
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be can be addressed
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works will have sufficient capacity to accommodate development proposed as part of the Local Plan. Beverley is connected to a mains gas distribution network with capacity. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)	No	No known constraints
Ownership and Market Constraints (32)	No	No known constraints
Deliverability (33)	0-5	0-5 years
<b>Options Assessment Conclusion and Summary</b>	Not selected	Intrusion into open countryside. Not well related to existing form of the settlement. Other, more suitable, sites have been identified to meet the current housing requirements.

Local Plan Site Reference		BEV- 38
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-38	
Land bid number/name	228	West of Victoria Road (Rear of Jocks Lodge)
Gross Site area (ha)	1.15	
Proposed use	Residential	
Additional information		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	Yes	Principal Town. Adjacent to settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)	(+)	Between 25 to 49% previously developed land
Accessibility by Public Transport (6)	(+++)	Within 400m of Core Service
Accessibility by Walking(7a)	(+)	Between 400 and 800m of secondary route
Accessibility by Cycling (7b)	(++)	Site between 1600m and 3200m of primary cycleway
Flood Risk (8)	(++)	More vulnerable use within low risk flood area (FZ1) and no other sources of flooding
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(0)	No harm to any heritage assets identified
Built Character (13)	(-)	Development would extend the built extent of Beverley south west into transitional landscape. Site is not well related to the existing built form of the settlement
Landscape Character (14)	(-)	Intrusion of built form into open countryside.
Air Quality (15)	(--)	Air quality over prescribed levels or development may push quality over prescribed levels but mitigation measures possible to prevent further decrease or improve it
Agricultural Land (16)	(0)	No loss of best and most versatile agricultural land
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ2 Outer Zone. Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.
Contaminated Land (19)	(0)	Site is not likely to involve any contaminated land
Mineral Resources (20)	(0)	Site is not within a mineral resource area.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW or any provision of new open space above that required by the Strategy
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be can be addressed
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works will have sufficient capacity to accommodate development proposed as part of the Local Plan. Beverley is connected to a mains gas distribution network with capacity. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)	No	No known constraints
Ownership and Market Constraints (32)	No	No known constraints
Deliverability (33)	0-5	0-5 years
<b>Options Assessment Conclusion and Summary</b>	Not selected	Intrusion into open countryside. Not well related to existing form of the settlement. Other, more suitable, sites have been identified to meet the current housing requirements.



Local Plan Site Reference		BEV- 39
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-39	
Land bid number/name	785	North West of Jocks Lodge Junction
Gross Site area (ha)	2.10	
Proposed use	Residential/Commercial	
Additional information		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	Yes	Principal Town. Adjacent to settlement limit (across road).
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)	(-)	Wholly greenfield land (100%)
Accessibility by Public Transport (6)	(+++)	Within 400m of Core Service
Accessibility by Walking(7a)	(+)	Between 400 and 800m of secondary route
Accessibility by Cycling (7b)	(++)	Site between 1600m and 3200m of primary cycleway
Flood Risk (8)	(0)	More vulnerable use within low risk flood area (FZ1) with other sources of flooding that can be mitigated
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy
Biodiversity and Geological Value (10)	(0)	No effect on known site or species and/or existing features could be conserved/retained
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(0)	No harm to any heritage assets identified
Built Character (13)	(-)	Would extend the built form of the settlement to the south and would not be well related to the existing pattern of development.
Landscape Character (14)	(-)	Within an area of medium landscape sensitivity as defined in the Landscape Character Assessment but development of this site would involve a minor intrusion into open land at an important entrance to the town.
Air Quality (15)	(-)	Air quality over prescribed levels or development may push quality over prescribed levels but mitigation measures possible to prevent further decrease or improve it
Agricultural Land (16)	(0)	No loss of best and most versatile agricultural land
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ2 Outer Zone. Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.
Contaminated Land (19)	(0)	Site is not likely to involve any contaminated land
Mineral Resources (20)	(0)	Site is not within a mineral resource area.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW or any provision of new open space above that required by the Strategy
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be can be addressed
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water Treatment Works will have sufficient capacity to accommodate development proposed as part of the Local Plan. Beverley is connected to a mains gas distribution network with capacity. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. KC's Lightstream service enables all households to access download speeds of 400Mbps.
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.
Wider Non-Road Transport Network (26)	n/a	Not relevant for residential use. Cannot make use of the rail or waterway network (other uses)
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for residential use. Could have a negative effect on an existing town or district centre.
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements (residential)
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)	No	No known constraints
Ownership and Market Constraints (32)	No	No known constraints
Deliverability (33)	0-5	0-5 years
<b>Options Assessment Conclusion and Summary</b>	Not selected	Intrusion into open countryside. Not well related to existing form of the settlement. Other, more suitable, sites have been identified to meet the current housing requirements. Employment use not in conformity with economic strategy.

Local Plan Site Reference		BEV- 40
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-40	
Land bid number/name	787	North East of Jocks Lodge Junction
Gross Site area (ha)	4.60	
Proposed use	Residential/Commercial	
Additional information		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	No	Principal Town. Remote from settlement limit or strategically important employment location
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Options Assessment Conclusion and Summary</b>	Not selected	Discounted at Stage 1 - Not in conformity with settlement network or economic development strategy. Site not supported by the Employment Land Review 2020.

Local Plan Site Reference		BEV- 41
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-41	
Land bid number/name	786	North of Jocks Lodge Junction (within loop road)
Gross Site area (ha)	1.72	
Proposed use	Commercial/Employment	
Additional information		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	No	Principal Town. Remote from settlement limit or strategically important employment location
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Options Assessment Conclusion and Summary</b>	Not selected	Discounted at Stage 1 - Not in conformity with settlement network or economic development strategy. Site not supported by the Employment Land Review 2020.

Local Plan Site Reference		BEV- 42
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-42	
Land bid number/name	784	South of Jocks Lodge Junction (within loop road)
Gross Site area (ha)	1.51	
Proposed use	Commercial/Employment	
Additional information		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	No	Principal Town. Remote from settlement limit or strategically important employment location
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Options Assessment Conclusion and Summary</b>	Not selected	Discounted at Stage 1 - Not in conformity with settlement network or economic development strategy. Site not supported by the Employment Land Review 2020.

Local Plan Site Reference		BEV- 43
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-43	
Land bid number/name	789	West of A164 (South of Jocks Lodge)
Gross Site area (ha)	5.35	
Proposed use	Commercial/Employment	
Additional information		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	No	Principal Town. Remote from settlement limit or strategically important employment location
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Options Assessment Conclusion and Summary</b>	Not selected	Discounted at Stage 1 - Not in conformity with settlement network or economic development strategy. Site not supported by the Employment Land Review 2020.

Local Plan Site Reference		BEV- 44
Question	Options Assessment	Reasoning
SAM Site Reference	BEV-44	
Land bid number/name	788	South East of Jocks Lodge
Gross Site area (ha)	3.66	
Proposed use	Commercial/Employment	
Additional information		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	No	Principal Town. Remote from settlement limit or strategically important employment location
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Options Assessment Conclusion and Summary</b>	Not selected	Discounted at Stage 1 - Not in conformity with settlement network or economic development strategy. Site not supported by the Employment Land Review 2020.

Local Plan Site Reference		BEV- 45	
Question	Outcome	Reasoning	
SAM Site Reference	BEV-45		
Land bid number/name	571	North of Lakeminstor Park	
Gross Site area (ha)	1.64		
Proposed use	Residential		
Additional information			
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>			
Conformity with Settlement Network (1)	No	Principal Town. Remote from settlement limit (600m).	
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest	
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion	
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset	
<b>STAGE 2 Detailed Site Specific Considerations</b>			
Greenfield and Previously Developed Land (5)			
Accessibility by Public Transport (6)			
Accessibility by Walking(7a)			
Accessibility by Cycling (7b)			
Flood Risk (8)			
Settlement Vision (9)			
Biodiversity and Geological Value (10)			
Wildlife and Natural Environment (11)			
Heritage Assets (12)			
Built Character (13)			
Landscape Character (14)			
Air Quality (15)			
Agricultural Land (16)			
Groundwater (17)			
Compatibility with Neighbouring Uses (18)			
Contaminated Land (19)			
Mineral Resources (20)			
Renewable and Low Carbon Energy (21)			
Publicly Accessible Open Space (22)			
School Capacity (23)			
Utilities Infrastructure Capacity (24)			
Highway Network Capacity (25)			
Wider Non-Road Transport Network (26)			
Community Facilities (27)			
Town Centre Vitality and Viability (28)			
Regeneration or Economic Benefits (29)			
Meeting Housing Needs (30)			
<b>STAGE 3 Deliverability</b>			
Insurmountable Constraints (31)			
Ownership and Market Constraints (32)			
Deliverability (33)			
<b>Conclusion and Summary</b>	Not selected	Discounted at Stage 1 - Not in conformity with settlement network.	

Local Plan Site Reference		BEV- 46	
Question	Outcome	Reasoning	
SAM Site Reference	BEV-46		
Land bid number/name	54	Lakminster Park	
Gross Site area (ha)	5.67		
Proposed use	Leisure/Holiday Homes		
Additional information			
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>			
Conformity with Settlement Network (1)	No	Principal Town. Remote from settlement limit or strategically important employment location	
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest	
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion	
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset	
<b>STAGE 2 Detailed Site Specific Considerations</b>			
Greenfield and Previously Developed Land (5)			
Accessibility by Public Transport (6)			
Accessibility by Walking(7a)			
Accessibility by Cycling (7b)			
Flood Risk (8)			
Settlement Vision (9)			
Biodiversity and Geological Value (10)			
Wildlife and Natural Environment (11)			
Heritage Assets (12)			
Built Character (13)			
Landscape Character (14)			
Air Quality (15)			
Agricultural Land (16)			
Groundwater (17)			
Compatibility with Neighbouring Uses (18)			
Contaminated Land (19)			
Mineral Resources (20)			
Renewable and Low Carbon Energy (21)			
Publicly Accessible Open Space (22)			
School Capacity (23)			
Utilities Infrastructure Capacity (24)			
Highway Network Capacity (25)			
Wider Non-Road Transport Network (26)			
Community Facilities (27)			
Town Centre Vitality and Viability (28)			
Regeneration or Economic Benefits (29)			
Meeting Housing Needs (30)			
<b>STAGE 3 Deliverability</b>			
Insurmountable Constraints (31)			
Ownership and Market Constraints (32)			
Deliverability (33)			
<b>Conclusion and Summary</b>	Not selected	Discounted at Stage 1 - Not in conformity with settlement network or economic development/leisure strategy. Site not supported by the Employment Land Review 2020.	



Local Plan Site Reference		BEV- 47	
Question	Outcome	Reasoning	
SAM Site Reference	BEV-47		
Land bid number/name	342	West of Hull Road (Opposite Tokenspire Business Park)	
Gross Site area (ha)	19.47		
Proposed use	Mixed Uses (Residential/Renewable Energy/Waste Recycling/Highway Improvements)		
Additional information			
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>			
Conformity with Settlement Network (1)	No	Principal Town. Remote from settlement limit or strategically important employment location	
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest	
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion	
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset	
<b>STAGE 2 Detailed Site Specific Considerations</b>			
Greenfield and Previously Developed Land (5)			
Accessibility by Public Transport (6)			
Accessibility by Walking(7a)			
Accessibility by Cycling (7b)			
Flood Risk (8)			
Settlement Vision (9)			
Biodiversity and Geological Value (10)			
Wildlife and Natural Environment (11)			
Heritage Assets (12)			
Built Character (13)			
Landscape Character (14)			
Air Quality (15)			
Agricultural Land (16)			
Groundwater (17)			
Compatibility with Neighbouring Uses (18)			
Contaminated Land (19)			
Mineral Resources (20)			
Renewable and Low Carbon Energy (21)			
Publicly Accessible Open Space (22)			
School Capacity (23)			
Utilities Infrastructure Capacity (24)			
Highway Network Capacity (25)			
Wider Non-Road Transport Network (26)			
Community Facilities (27)			
Town Centre Vitality and Viability (28)			
Regeneration or Economic Benefits (29)			
Meeting Housing Needs (30)			
<b>STAGE 3 Deliverability</b>			
Insurmountable Constraints (31)			
Ownership and Market Constraints (32)			
Deliverability (33)			
<b>Conclusion and Summary</b>	Not selected	Discounted at Stage 1 - Not in conformity with settlement network or economic development strategy. Site not supported by the Employment Land Review 2020.	

Local Plan Site Reference		BEV- 50
Question	Outcome	Reasoning
SAM Site Reference	BEV-50	
Land bid number/name	1,255	Land south of Broadgate (B1230), Beverley
Gross Site area (ha)	2.80	
Proposed use	Residential	
Additional information		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	No	Principal Town. Remote from settlement limit (1250m)
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking(7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
<b>Conclusion and Summary</b>	Not selected	Discounted at Stage 1 - Not in conformity with settlement network

Local Plan Site Reference		BEV- 51	
Question	Outcome	Reasoning	
SAM Site Reference	BEV-51		
Land bid number/name	1259	North East of Jocks Lodge Junction (1)	
Gross Site area (ha)	15.90		
Proposed use	Residential/Commercial		
Additional information	Land bid also includes BEV-37, 38, 39, 40 & 41		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>			
Conformity with Settlement Network (1)	No	Principal Town. Remote from settlement limit or strategically important employment location	
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest	
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion	
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset	
<b>STAGE 2 Detailed Site Specific Considerations</b>			
Greenfield and Previously Developed Land (5)			
Accessibility by Public Transport (6)			
Accessibility by Walking(7a)			
Accessibility by Cycling (7b)			
Flood Risk (8)			
Settlement Vision (9)			
Biodiversity and Geological Value (10)			
Wildlife and Natural Environment (11)			
Heritage Assets (12)			
Built Character (13)			
Landscape Character (14)			
Air Quality (15)			
Agricultural Land (16)			
Groundwater (17)			
Compatibility with Neighbouring Uses (18)			
Contaminated Land (19)			
Mineral Resources (20)			
Renewable and Low Carbon Energy (21)			
Publicly Accessible Open Space (22)			
School Capacity (23)			
Utilities Infrastructure Capacity (24)			
Highway Network Capacity (25)			
Wider Non-Road Transport Network (26)			
Community Facilities (27)			
Town Centre Vitality and Viability (28)			
Regeneration or Economic Benefits (29)			
Meeting Housing Needs (30)			
<b>STAGE 3 Deliverability</b>			
Insurmountable Constraints (31)			
Ownership and Market Constraints (32)			
Deliverability (33)			
<b>Conclusion and Summary</b>	Not selected	Discounted at Stage 1 - Not in conformity with settlement network or economic development strategy. Site not supported by the Employment Land Review 2020.	