
Local Planning Policy

The Yorkshire and Humber (CCS Cross Country Pipeline) Development Consent Order

*Under Regulation 5(2)(a) of the Infrastructure Planning
(Applications: Prescribed Forms and Procedure)
Regulations 2009*

Table 1 Details of local planning policy documents		
Document	Policy/Guidance Number	Policy and Comment
Selby	SP19: Design Quality	Requires developments to protect local distinctiveness and have regard to the open countryside of Selby. In particular, requirements of the policy include promoting accessibility through the scheme and to green infrastructure, protecting/improving rights of way and incorporating new and existing landscaping as part of the design.
Selby	SP1: Presumption in Favour of Sustainable Development SP15: Sustainable Development and Climate Change SP17: Low Carbon and Renewable Energy	<p><i>The listed policies focus on the sustainability of proposals.</i></p> <p><i>Policy SP15 promotes sustainable development with regard to flood risk – particularly relevant given the scheme’s proximity and relationship with the River Ouse. It also requires that development contributes towards reducing climate change, through the sustainable design of buildings (including the design of the Multi-junction and PIG Trap above ground installations), the enhancement of natural habitats and the minimisation of traffic.</i></p> <p>SP17 promotes the improvement of existing fossil fuel energy generating plants to reduce carbon emissions. However, it requires that all development proposals of this nature to demonstrate that the wider environmental, economic and social benefits outweigh any harm caused to the environment, local amenity and that impacts to local communities are minimised.</p>
Selby	SP2: Spatial Development Strategy	<p><u>Development in the Countryside</u></p> <p>The rural nature of the Onshore Scheme should take into account land use policies that consider development in the countryside.</p>

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Selby	SP13 Scale and Distribution of Economic Growth – C Rural Economy	In rural areas, sustainable development (on both Greenfield and previously Developed Sites) which brings sustainable economic growth through local employment opportunities or expansion of businesses and enterprise will be supported, including for example the diversification of agriculture and other land based rural businesses
Selby	SP18 Protecting and Enhancing the Environment	<p>The high quality and local distinctiveness of the natural and man-made environment will be sustained by:</p> <ol style="list-style-type: none"> 1. Safeguarding and, where possible, enhancing the historic and natural environment including the landscape character and setting of areas of acknowledged importance. 2. Conserving those historic assets which contribute most to the distinct character of the District and realising the potential contribution that they can make towards economic regeneration, tourism, education and quality of life. 3. Promoting effective stewardship of the District’s wildlife by: <ol style="list-style-type: none"> a. Safeguarding international, national and locally protected sites for nature conservation, including SINCs, from inappropriate development. b. Ensuring developments retain, protect and enhance features of biological and geological interest and provide appropriate management of these features and that unavoidable impacts are appropriately mitigated and compensated for, on or off-site. c. Ensuring development seeks to produce a net gain in biodiversity by designing-

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		<p>in wildlife and retaining the natural interest of a site where appropriate</p> <p>d. Supporting the identification, mapping, creation and restoration of habitats that contribute to habitat targets in the National and Regional biodiversity strategies and the local Biodiversity Action Plan.</p> <p>4. Wherever possible a strategic approach will be taken to increasing connectivity to the District’s Green Infrastructure including improving the network of linked open spaces and green corridors and promoting opportunities to increase its multi-functionality. This will be informed by the Leeds City Regional Infrastructure Strategy.</p> <p>5. Identifying, protecting and enhancing locally distinctive landscapes, areas of tranquillity, public rights of way and access, open spaces and playing fields through Development Plan Documents.</p> <p>6. Encouraging incorporation of positive biodiversity actions, as defined in the local Biodiversity Action Plan, at the design stage of new developments or land uses.</p> <p>7. Ensuring that new developments minimise energy and water consumption, the use of non-renewable resources, and the amount of waste material.</p> <p>8. Steering development to areas of least environmental and agricultural quality.</p>
	ENV1	Proposals for development will be permitted provided a good quality of development would be achieved. In considering proposals the District Council will take account of:

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		<ol style="list-style-type: none"> 1) The effect upon the character of the area or the amenity of adjoining occupiers; 2) The relationship of the proposal to the highway network, the proposed means of access, the need for road/junction improvements in the vicinity of the site, and the arrangements to be made for car parking; 3) The capacity of local services and infrastructure to serve the proposal, or the arrangements to be made for upgrading, or providing services and infrastructure; 4) The standard of layout, design and materials in relation to the site and its surroundings and associated landscaping; 5) The potential loss, or adverse effect upon, significant buildings, related spaces, trees, wildlife habitats, archaeological or other features important to the character of the area; 6) The extent to which the needs of disabled and other inconvenienced persons have been taken into account; 7) The need to maximise opportunities for energy conservation through design, orientation and construction; and 8) Any other material considerations
	ENV3	<p>Proposals involving outdoor lighting will only be permitted where lighting schemes:</p> <ol style="list-style-type: none"> 1) Represent the minimum level required for security and/or operational purposes; 2) Are designed to minimise glare and spillage;

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		<p>3) Would not create conditions prejudicial to highway safety or which would have a significant adverse effect on local amenity; and</p> <p>4) Would not detract significantly from the character of a rural area.</p> <p>Proposals for development involving outdoor lighting should incorporate details of lighting schemes as part of applications for development.</p>
Boothferry (ERYC)	EN1	All development proposals should meet present needs without significantly adversely affecting the environment of the plan area for future generations
	EN2	<p>In considering proposals for development the local planning authority will take into account the likely effects on the following:</p> <ul style="list-style-type: none"> i) the character of the locality and amenity of local residents ii) any nature conservation interests on the site and in the immediate locality iii) Ancient Monuments, Listed Buildings and Conservation Areas iv) The character of the landscape and particular built and natural features within it v) The quality and versatility of agricultural land vi) The existence and provision of community and recreational facilities vii) The protection of and quality of natural resources viii) The need to conserve natural resources and reduce the need to travel

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		Development which would significantly adversely affect these interests and which cannot be satisfactorily dealt with by the use of planning conditions/agreements or by mitigating works will not be approved
Boothferry (<i>ERYC</i>)	EN7: Design of Development in the Open Countryside	These policies only permit development in the countryside when consideration is made to issues such as visual intrusion, scale, materials, and character.
	EN88	Units and associated structures should be so sited that they do not intrude into the landscape. Where necessary, tree screening should be included as an integral part of the planning application and/or covered by conditions of planning approval. Materials of construction need to be chosen carefully so that undue restraints are not imposed, yet the resulting development should fit sympathetically into its rural setting.
East Yorkshire Borough Wide (<i>ERYC</i>)	EN1: Development Limits	Subject to consideration against all relevant development plan policies, proposals will be permitted where they are within defined development limits unless they would result in harm to, or loss of, sites considered important to the character and amenity of the surrounding area, development within these limits shall be sited, designed and landscaped so as not to harm the appearance of the area.
East Yorkshire Borough Wide Local Plan	EN2	Proposals acceptable in the open countryside under other plan policies will be permitted where in terms of siting, layout, design and landscaping they: 1) Avoid the loss of the best and most versatile agricultural land; and 2) will not harm the character of the surrounding

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(adopted June 1997)		area; and 3) safeguard sites and features considered important for their landscape, amenity or historical value; and 4) safeguard nature conservation interests; and 5) will not harm the landscape setting of settlements.
	EN6: Open areas to be retained	Proposals on land identified on the proposals map as an open area to be retained will not be permitted unless: 1) They are ancillary to the existing use of the site; and 2) they will retain the essentially open character of the site; and 3) any buildings are sited to relate, where possible, to existing adjoining development; and 4) they are acceptable in terms of policies for nature conservation.
	CZ3: Sea Defences on the Holderness Plain	Within the defined Holderness Plain Coastal Area proposals will not be permitted for the protection of land or temporarily occupied property. Where permanent, occupied property is at serious risk of loss, defence measures will only be permitted where it is demonstrated that there are no suitable opportunities available for relocation and the scheme is technically, economically and environmentally acceptable.
	EC2: Large Scale Development on unallocated Sites	As an exception to normal planning policies, proposals for large scale projects will be permitted on unallocated sites only where: 1) They will generate substantial employment benefits; and 2) they cannot be implemented within defined employment areas; and 3) the site provides sufficient suitable space for any likely expansion; and 4) they are acceptable in terms of plan policies for the protection of the open countryside, the water environment and nature conservation; and 5) they satisfy the provisions of policy TM4.

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Beverley (ERYC)	P2	All development proposals will be expected to take full account of the need to protect the environment so that present day needs do not compromise the ability of future generations to meet their own needs.
	E3: Development in the Countryside	To protect the open countryside, planning permission will not be granted for development outside the development limits identified on the Proposal Map other than for the purposes of agriculture, forestry, outdoor sport, cemeteries, rural diversification, essential utility development, uses ancillary to existing residential cartilages, or other uses appropriate to a rural area and then only if the proposal is appropriate to a rural area and any built development is located, designed and landscaped to minimise the visual impact.
	D1	The Council will expect the layout and design of all development proposals to respect and contribute positively to the character of its locality. On substantial and important sites the Council is committed to the preparation of development briefs to provide clear guidance
	In7	<p>In exceptional circumstances, proposals for very large projects on unallocated sites will be approved providing all of the following criteria will be satisfied:</p> <ol style="list-style-type: none"> 1. There would be substantial proven employment benefits 2. It is demonstrated the proposal cannot be implemented on land already allocated for employment development 3. The proposal will not lead to the unnecessary loss of best and most versatile

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		<p>agricultural land</p> <p>4. That the use will not detract from the visual amenities of the area, or adversely affect sites of nature conservation importance, and other planning considerations are not prejudiced, and</p> <p>5. A satisfactory standard of development would be achieved. Speculative development will not fall within the scope of this Policy.</p>
East Riding of Yorkshire Local Plan Draft Strategy Document (January 2014)	n/a	<p>A draft Strategy Document has been submitted for ERYC and is due to be adopted towards the end of 2014. In connection with the project, the East Riding Local Plan vision states that: “The opportunities presented by the renewable and low carbon energy sector will have been embraced and maximised, creating employment opportunities, helping to reduce carbon emissions and increasing fuel security”.</p> <p>The emerging plan is not part of the development plan of the area, it is a material planning consideration, with the weight to be attached to it limited by its stage in the statutory adoption process.</p>
East Riding Local Plan Proposed Submission Strategy	Policy S1: Presumption in favour of sustainable development	<p>Development proposals</p> <p>A. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that</p>

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Document		<p>improves the economic, social and environmental conditions in the East Riding of Yorkshire.</p> <p>B. The Local Plan should be read as a whole. Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise - taking into account whether:</p> <ol style="list-style-type: none"> 1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or 2. Specific policies in that Framework indicate that development should be restricted.
	Policy S2: Addressing climate change	The Local Plan and development decisions will support a reduction in greenhouse gas emissions and adaptation to the expected impacts of climate change.
	Policy S3: Focusing development	<p>A. New development will be supported where it is focused within the following locations:</p> <ol style="list-style-type: none"> 1. The defined Settlement Network which consists of land within the development limits of: <ol style="list-style-type: none"> i. The Major Haltemprice Settlements – those settlements in the East Riding immediately to the west of the City of Hull – Anlaby, Cottingham, Hessle, Kirk Ella and Willerby; ii. Principal Towns – Beverley(3), Bridlington, Driffield and Goole(4); iii. Towns – Elloughton-cum-Brough(5), Hedon(6), Hornsea, Howden, Market Weighton,

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		<p>Pocklington and Withernsea;</p> <p>iv. Rural Service Centres – Aldbrough, Beeford, Bubwith, Gilberdyke/ Newport, Holme on Spalding Moor, Hutton Cranswick, Keyingham, Kilham, Leven, Middleton on the Wolds, Patrington, Snaith, Stamford Bridge and Wetwang; and</p> <p>v. Primary Villages - Bilton, Brandesburton, Cherry Burton, Dunswell, Easington, Eastrington, Flamborough, Leconfield, Melbourne, Nafferton, North Cave, North Ferriby, Preston, Rawcliffe, Roos, Skirlaugh, South Cave, Swanland, Thorngumbald, Tickton, Walkington, Wawne, Wilberfoss and Woodmansey;</p> <p>2. Key Employment Sites along the East-West Multi-Modal Transport Corridor – Hedon Haven, Humber Bridgehead (Hessle), Melton and Capitol Park (Goole).</p> <p>B. The Major Haltemprice Settlements, Principal Towns and Towns will be the main focus of growth in the East Riding with the Key Employment Sites providing a main focus for employment development. The Rural Service Centres and Primary Villages will provide for more limited development in rural areas complemented by existing employment sites. New development should seek to prioritise the re-use of suitable previously developed land.</p> <p>The Major Haltemprice Settlements</p> <p>C. The Major Haltemprice Settlements will be a focus for development, commensurate with their location close to the City of Hull, whilst recognising the need to support the</p>

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		<p>regeneration interventions and development proposals within the city.</p> <p>Principal Towns</p> <p>D. Principal Towns will be centres of economic development and housing growth and cater for the service needs of significant parts of the East Riding. They will be a key focus for services and facilities, including shopping, leisure, transport, education, health, entertainment, tourism, recreation and cultural activities.</p> <p>Towns</p> <p>E. Towns will provide the local focus for housing, economic development, shopping, leisure, transport, education, health, entertainment, tourism, recreation and cultural activities for the town and its rural hinterland. These towns will support and complement the Principal Towns, the Major Haltemprice Settlements and the City of Hull.</p> <p>Rural Service Centres and Primary Villages</p> <p>F. In order to sustain the overall vitality of rural areas, development to meet local community needs and sustainable economic growth will be supported in Rural Service Centres and Primary Villages, complementing the roles of Towns in meeting some of the basic needs outside of the Major Haltemprice Settlements and Principal Towns.</p> <p>G. To ensure the delivery of the overall spatial approach, the following forms of development will be supported in Rural Service Centres and Primary Villages:</p>

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		<ol style="list-style-type: none"> 1. Residential development, including affordable housing, commensurate with the scale, role and character of the village. 2. New and/or enhanced local services and facilities. 3. Economic development appropriate to the scale of the village. <p>Key Employment Sites</p> <p>H. Key Employment Sites will act as a main focus for employment development making use of their strategic location on the East-West Multi-Modal Transport Corridor. They will support the growth of the key employment sectors and clusters by providing significant opportunities for inward investment and expanding local businesses.</p> <p>Development Limits</p> <ol style="list-style-type: none"> I. Development limits for the settlements and Key Employment Sites listed above are set out on the Policies Map.
	Policy S4: Supporting development in Villages and the Countryside	<p>A. Outside of the settlements listed in Policy S3, development will be supported to help maintain the vibrancy of Villages (listed in Appendix B) and the Countryside where it:</p> <ol style="list-style-type: none"> 1. Is of an appropriate scale to its location; 2. Prioritises the re-use of suitable previously developed land; 3. Does not involve a significant loss of best and most versatile agricultural land; and 4. Does not compromise the general approach set out in Policy S3 to deliver a

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		<p>sustainable pattern of development.</p> <p>Development in Villages and the Countryside should also accord with the specific provisions of parts B or C of this policy.</p> <p>Villages</p> <p>B. Within the development limits of Villages, as set out on the Policies Map, the following forms of development will be supported where it does not detract from the character and appearance of the village:</p> <ol style="list-style-type: none"> 1. New housing, usually comprising a single dwelling; 2. Affordable housing for local people; 3. New and/or enhanced local services and facilities; and 4. Economic development. <p>Countryside</p> <p>C. Outside of a development limit land will be regarded as the Countryside and the following forms of development supported, where proposals respect the intrinsic character of their surroundings:</p> <ol style="list-style-type: none"> 1. Conversion of buildings for economic development (including work-live units), tourism or community uses. Conversions for new housing will be supported where the preservation of the building would enhance the immediate setting and where it:

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		<ul style="list-style-type: none"> i. would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset; or ii. would re-use a redundant or disused building without significant alteration or significant extension. <ol style="list-style-type: none"> 2. Replacement dwellings; 3. New dwellings of exceptional quality or of truly outstanding innovative design; 4. Affordable housing for local people; 5. Agricultural, forestry or other rural-based occupational dwellings subject to demonstrating an essential need. Such dwellings will be subject to an agricultural occupancy condition; 6. Employment uses in accordance with Policy EC1; 7. Agricultural, horticultural and forestry uses; 8. New and enhanced infrastructure; 9. Energy development and associated infrastructure; 10. Development to support existing military defence operations; and 11. Sports, equine, recreation, community facilities and tourism development.

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	Policy S5: Delivering housing development	<p>A. Provision will be made for at least 23,800 (net) additional dwellings (1,400 per annum) in the East Riding between 2012 and 2029.</p> <p>B. Through the allocation of sites in the Allocations Document, Bridlington Town Centre Area Action Plan, or a Neighbourhood Development Plan, and the determination of planning applications, the Council will seek to support the distribution of new homes as follows:</p> <p>Distribution of dwellings (2012/13 - 2028/29)</p> <p>Major Haltemprice Settlements 14.9% (3,550 dwellings)</p> <p>Principal Towns 45.6% (10,850)</p> <p><i>Beverley 3,300</i></p> <p><i>Bridlington 3,300</i></p> <p><i>Driffield 2,300</i></p> <p><i>Goole 1,950</i></p> <p>Towns 22.4% (5,341)</p> <p><i>Elloughton-cum-Brough 1,000</i></p> <p><i>Hedon 91(8)</i></p>

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		<p><i>Hornsea 750</i> <i>Howden 800</i> <i>Market Weighton 900</i> <i>Pocklington 1,250</i> <i>Withernsea 550</i> <i>Rural Service Centres and Primary Villages 12.4% (2,960)</i> <i>Villages and the Countryside 4.6% (1,099)</i></p> <p>C. In Rural Service Centres and Primary Villages, sites for housing will be allocated to support the level of growth set out in Table 2 based on:</p> <ol style="list-style-type: none"> 1. 20% increase in the number of dwellings in a Rural Service Centre over the plan period, or a total of 170 dwellings, whichever is the lower; 2. 10% increase in the number of dwellings in a Primary Village over the plan period, or a total of 85 dwellings, whichever is the lower. <p>D. The Council will seek to ensure a minimum 5 year supply (plus appropriate buffer) of deliverable sites across the East Riding. Should monitoring reveal an over-provision of housing, the housing supply will be managed to ensure that the delivery of housing</p>

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		<p>broadly matches the provisions set out in Part B.E. Approximately 45% of the total housing provision will be located in the East Riding part of the</p> <p>E. Hull Housing Market Area (as shown on the Key Diagram).</p> <p>F. The Council will seek to support the provision of an average of 310 new affordable homes per annum as part of the overall net additional homes provided each year.</p> <p>G. At least 20% of new dwellings should be built annually on previously developed land. The renewal and improvement of the existing housing stock will be supported as part of approaches aimed at improving the image and attractiveness of areas with low housing demand. Clearance and redevelopment should only be undertaken where retention is not viable or where it assists in the wider regeneration of an area.</p>
	Policy EC5: Supporting the energy sector	<p>A. Proposals for the development of the energy sector, including those types of development listed in Table 7, will be supported where any significant adverse impacts are satisfactorily minimised and the residual harm is outweighed by the public benefits of the proposal.</p> <p>Developments and their associated infrastructure should be acceptable in terms of:</p> <ol style="list-style-type: none"> 1. The cumulative impact of the proposal with other existing and proposed energy sector developments; 2. The character and sensitivity of landscapes to accommodate energy development, with particular consideration to the identified Important Landscape Areas, as shown

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		<p>on Figure11;</p> <p>3. The effects of development on:</p> <ul style="list-style-type: none"> i. local amenity, including noise, air quality, traffic, vibration, dust and visual impact; ii. biodiversity, geodiversity and nature, particularly in relation to designations, displacement, disturbance and collision and the impact of emissions/contamination; iii. the historic environment, including individual and groups of heritage assets above and below ground; iv. telecommunications and other networks; including the need for additional cabling to connect to the National Grid, electromagnetic production and interference, and aeronautical impacts such as on radar systems; v. transport, including the opportunity to use waterways and rail for transportation of materials and fuel, and the capacity of the road network to accommodate development; vi. increasing the risk of flooding; and vii. the land, including land stability, contamination and soils resources. <p>B. Where appropriate, proposals should include provision for decommissioning at the end of their operational life. Where decommissioning is necessary the site should be</p>

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		restored, with minimal adverse impact on amenity, landscape and biodiversity, and opportunities taken for enhancement of these features.
	Policy EC6: Protecting mineral resources	<p>A. Mineral Safeguarding Areas for sand and gravel, crushed rock, limestone, industrial chalk, clay, and silica sand are identified on the Policies Map.</p> <p>B. Within or adjacent to Mineral Safeguarding Areas, non-mineral development, which would adversely affect the viability of exploiting the underlying or adjacent deposit in the future, will only be supported where it can be demonstrated that the:</p> <ol style="list-style-type: none"> 1. Underlying or adjacent mineral is of limited economic value; 2. Need for the development outweighs the need to safeguard the mineral deposit; 3. Non-mineral development can take place without preventing the mineral resource from being extracted in the future; 4. Non-mineral development is temporary in nature; 5. Non-mineral development is in accordance with an allocation in the Allocations Document or a Neighbourhood Development Plan; or 6. The underlying or adjacent mineral deposit can be extracted prior to the non-mineral development proceeding, or prior extraction of the deposit is not possible.
	Policy ENV1: Integrating high quality	<p>A. All development proposals will:</p> <ol style="list-style-type: none"> 1. Contribute to safeguarding and respecting the diverse character and appearance of

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	design	<p>the area through their design, layout, construction and use; and</p> <ol style="list-style-type: none"> 2. Seek to reduce carbon emissions and make prudent and efficient use of natural resources, particularly land, energy and water. <p>B. Development will be supported where it achieves a high quality of design that optimises the potential of the site and contributes to a sense of place. This will be accomplished by:</p> <ol style="list-style-type: none"> 1. Having regard to the specific characteristics of the site's wider context and the character of the surrounding area; 2. Incorporating an appropriate mix of uses on the site; 3. Having an appropriate scale, density, massing, height and material; 4. Having regard to the amenity of existing or proposed properties; 5. Having an adaptable layout for sites and/or buildings that takes into account the needs of future users; 6. Having regard to healthy lifestyles; 7. Incorporating energy efficient design and arrangements to manage waste; 8. Incorporating hard and/or soft landscaping, alongside boundary treatment of an appropriate scale and size, to enhance the setting of buildings, public space and views;

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		<p>9. Promoting equality of safe access, movement and use;</p> <p>10. Having regard to features that minimise crime and the perception of crime;</p> <p>11. Considering the use of public art, where the sense of place and public access or view would justify it;</p> <p>12. Ensuring infrastructure, including green infrastructure and flood mitigation, are well integrated into the development;</p> <p>13. Incorporating, where possible, nature conservation and biodiversity enhancement into the development;</p> <p>14. Paying attention to the use of local materials, architectural styles and features that have a strong association with the area’s landscape, geology and built form, with particular attention to heritage assets; and</p> <p>15. Safeguarding the views and setting of outstanding built and natural features and skylines within and adjoining the East Riding, including those features identified in Policies A1-A6.</p> <p>C. Innovative design incorporating new materials and technologies will be supported where the local context and sub areas, with their diverse landscapes, geologies, historical background and built form, have been fully considered as part of the design process.</p> <p>D. Where possible, the design of development that maximises the use of decentralised</p>

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		<p>and renewable or very low carbon technologies will be supported. This includes expecting that:</p> <ol style="list-style-type: none"> 1. Chosen technology(ies) will be operationally suitable for the development, visually acceptable and not unduly harm amenity; and 2. Larger developments will consider how to contribute/ share technologies to meet part of their energy needs, and/or increase the sustainability of existing or new development nearby, and be capable of being adapted over time to further upgrade energy efficiency and allow alternative occupancy and/or use
	Sub policy	<p>In addition to the Strategic Policy set out within the East Riding Local Plan Proposed Submission Strategy Document the Plan also sets out 6 Sub-Area Policies. The Onshore Scheme route passes through 5 of these sub-areas (Goole and Humberhead Levels, Vale of York, Driffield and Wolds, Beverley and Central and Bridlington Coastal. Each sub-area policy covers Housing, Economy, Environment and Community & Infrastructure.</p>