

East Riding Local Plan

Screening Document for Sustainability Appraisal, Strategic Environment Assessment, and Habitats Regulations Assessment

Alamein Barracks Draft Masterplan Supplementary Planning Document (March 2020)



EAST RIDING
OF YORKSHIRE COUNCIL

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1 Introduction

- 1.1 The Council intends to adopt a Supplementary Planning Document (SPD) to the adopted East Riding Local Plan Allocations Document (ERLPAD). The Alamein Barracks Draft Masterplan SPD which covers the ERLPAD allocation DRF-I seeks to;
- Facilitate a sustainable pattern of development, for example, by providing for appropriate infrastructure and services (such as highway, education and transport improvements) serving the area.
 - Enable development of healthy communities, by meeting needs for different types of housing, providing good access to services and facilities, maximising opportunities for cycling and walking, and making provision of open space for leisure and recreation.
 - Show how development could be integrated into the existing urban fabric and the surrounding landscape.
 - Provide a clear explanation of the broad form, layout, and design of new development expected on the allocations.
 - Act as a framework for the determination of planning applications for the various parts and phases of development.
- 1.2 Once adopted, the masterplan will become an important consideration in determining relevant planning applications as an SPD.
- 1.3 National Planning Practice Guidance states that SPDs do not require a sustainability appraisal (SA) but may in exceptional circumstances require a strategic environmental assessment (SEA) if they are likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan.
- 1.4 The ERLPAD is a site specific land allocations document for the East Riding. This screening report has been prepared in support of a Masterplan covering one of its allocations. It establishes whether there are impacts arising from the Masterplan that have not been covered in the SA/SEA of the ERLPAD and if a full SEA is required for it. The need for Habitats Regulations Assessment (HRA) is also covered.
- 1.5 The impact of the Masterplan is restricted to allocation specific issues at a local level. The document will also help deliver wider objectives (such as good transport links and education provision), however the issues considered do not need to be as comprehensive as for the ERLPAD. The SEA Directive suggests a possible exemption of SEA where the plan or programme would not be likely to have significant environmental effects.

2. Overview of the proposed masterplan

- 2.1 The purpose of the masterplan is to guide the development of allocation DRF-I – Alamein Barracks (31.66ha) in the adopted East Riding Local Plan. This site is allocated to provide for an indicative 360 – 480 dwellings.

3. Sustainability Objectives and Assessment of Relevance/Impact

- 3.1 The Sustainability Appraisal for the ERLPAD sets out 21 objectives that have been used to develop its allocations. It is important that these remain constant through SAs of any new documents linked to allocations made within the Document. The objectives are listed below:

1. To improve levels of health and reduce health inequalities.
2. To reduce social exclusion and improve equality of opportunity amongst social groups.
3. To improve accessibility and public transport links to key services and employment areas.
4. To improve housing affordability.
5. To improve overall levels of education and skills and retain and attract local highly skilled labour.
6. To improve air quality.
7. To reduce the growth of road traffic.
8. To encourage more efficient use of land.
9. To improve the quality of local fresh water resources.
10. To reduce levels of atmospheric greenhouse gas by reducing emissions and increasing extent of carbon sinks.
11. To minimise the impacts of climate change by developing in a way that reduces risk from flooding and coastal erosion.
12. To reduce carbon based energy use by increasing energy efficiency and production of renewable and low carbon energy.
13. To protect and enhance biodiversity and important wildlife habitats, and to conserve geology.
14. To conserve and enhance heritage assets and their settings.
15. To protect and enhance the countryside and landscape quality.
16. To ensure compatibility of existing and proposed neighbouring land uses.
17. To maintain and strengthen the economy of East Riding.
18. To increase diversity of employment.
19. To support the renaissance of rural areas.
20. To avoid sterilisation of mineral resources.
21. To ensure adequate infrastructure provision for new development.

3.2 A Scoping Report was adopted by the council in May 2018. This includes a new set of SA objectives that were derived from the previous SA frameworks for the Local Plan Strategy and Allocations Documents. It is not considered appropriate to use the new SA objectives for the assessment of the Masterplan, which is based on the assessment of allocation DRF-I that was undertaken through the preparation of the East Riding Local Plan.

4. Summary of Sustainability Appraisal of Allocations Policies to which the masterplan relates

4.1 The Allocations Document sets out policies, which allocate specific sites for development and have been subject to a Sustainability Appraisal and Strategic Environmental Assessment against the sustainability appraisal objectives set out above. The following table summarises the SA of the Allocations Document policy to which the masterplan relates and clarifies that the masterplan will have no further adverse impacts.

Table 1: Masterplan’s Impact on SA Objectives

Associated Allocations Document Policy	Summary of SA of relevant Allocations Document Policies Sustainability Appraisal Objective (SAO)		Will the masterplan further impact on SA Objective
Policy DRF-I - Alamein Barracks (31.66ha)	SAO 1 (health)	Positive effects: A range of community facilities are available within the nearby town of Driffield including two GP surgeries. There is accessible open space throughout the town. The site assessment indicates this site for housing development is not likely to affect air quality while the proposed use is compatible with neighbouring land uses. The land bid proposes significant publicly accessible open space.	Positive effects - The masterplan will help impact positively on this SAO as a community hub (shops and services) is encouraged within the masterplan area. Better access to the town centre and employment areas via walking and cycling is also encouraged. The masterplan provides guidance on provision of public open space on the site. This should further encourage physical activity and generate associated health benefits.
	SAO 2 (Social Exclusion)	Positive effects: The development is expected to have a mix of house types ranging from 1 bed to 5+ bed. This will include a proportion of affordable housing and extra care accommodation on the site. Junction improvements would be required with the A614 to ensure good traffic flow while appropriate pedestrian and cycle links within and from the site would be required to connect with the existing pedestrian and cycle network.	Positive effects - The masterplan will help impact positively on this SAO as a community hub (shops and services) is encouraged. Better access to the town centre and employment areas via walking and cycling is also encouraged, which will provide places for people to meet. The masterplan provides clear guidance on achieving an appropriate housing mix.

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	SAO 3 (Accessibility)	Positive effects: The site is located to the south west of Driffield town centre. Junction improvements would be required with the A614 to ensure good traffic flow while appropriate pedestrian and cycle links within and from the site would be required to connect with the existing pedestrian and cycle network, including links to the site.	Positive effects - The masterplan will help impact positively on this SAO as guidance on potential public transport enhancements for the site is provided as well as guidance on how accessibility to the town centre can be improved via cycling and footpath facilities.
	SAO 4 (Housing affordability)	Positive effects: The site is located within an area where the ratio of average house price is under 8 times the average income. Affordable housing provision for the site should reach 25% (the applicable threshold for the provision of affordable housing is 10 housing units/0.33ha or more).	Positive effects - The masterplan will help impact positively on this SAO as further guidance on housing mix and affordable housing requirements is provided.
	SAO 5 (Skills and labour)	Mixed effects: The Infrastructure Delivery Plan identifies there may be a need to increase the capacity of the primary school(s) serving this settlement. Provision of a large-scale housing development should have beneficial effects on retaining local skills through the increased demand of a skilled workforce.	Positive effects - The masterplan will help impact positively on this SAO. A community hub (shops and services) is encouraged. Its construction may provide further employment and economic benefits.
	SAO 6 (air quality)	Negative effects: Air quality is acceptable for the site. The proposed development is unlikely to affect air quality although there may be some minor effects due to increased vehicle use.	Mixed effects - The masterplan encourages the reduction of negative impacts of increased car use against this SAO as it provides detailed guidance as to how non-car modes of transport are to be integrated into the new development.
	SAO 7 (reduce growth of road traffic)	Negative effects: The site is located on the outer edge of Driffield; therefore, some increase in the use of the private car is likely to be inevitable within the Town.	Mixed effects - The masterplan will encourage the reduction of negative impacts of increased car use against this SAO as it provides detailed guidance as to how non-car modes of transport are to be integrated into the new development. This should help reduce the amount of additional car use generated by the allocation.
	SAO 8 (efficient use of land)	Positive: The site has an indicative capacity of 360-480 dwellings. The development of the site will lead to the redevelopment of a large brownfield site.	Neutral or no direct effects - The masterplan will not change the assessment of this allocation against this SAO previously made through the Allocations Document.

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	SAO 9 (fresh water resources)	Neutral effects: The development would not affect public drinking water supply. DRF-I is not within a source protection zone.	Neutral or no direct effects - The masterplan will not change the assessment of this allocation against this SAO previously made through the Allocations Document.
	SAO 10 (reducing atmospheric greenhouse gas) & SAO 12 (reduce carbon based energy use)	Mixed effects: No information submitted to demonstrate use of renewable, low carbon energy or to reduce greenhouse gas emissions. New development will be likely to lead to an increase in carbon emissions from energy use in buildings and increased transport levels. However, all new development will need to comply with the Building Regulations stipulating higher energy efficiency standards. Additional landscaping provided across the site will contribute to a slight increase in carbon sink capacity.	Mixed effects - The masterplan will have mixed impacts on this SAO. It encourages substantial planting across the site to create green corridors as well as the retention of existing vegetation. It also encourages non-car modes of transport, however there will be an inevitable increased car use as a result of development.
	SAO 11 (minimising climate change impacts)	Mixed effects: Not in functional floodplain or affected by coastal erosion. The site is at varying risks of flooding, although the majority of the developable area lies within Flood Zone 1 (low risk of flooding). Considering the large scale of the site allocation, Policy DRF-I states that proposals should develop a regional SuDS drainage plan for the site. Advice is available from the Council's Flood and Coastal Erosion Risk Management Team on SuDS requirements.	Positive effects - The masterplan will help impact positively on this SAO as further guidance on comprehensive SuDS options for the site are provided in the masterplan, which will help to reduce surface water flood risk.
	SAO 13 (biodiversity and geology)	Negative effects: There are a large number of trees located on the site. It is unlikely that all of these would be retained. The site is within 1km of the River Hull Headwaters a designated site and candidate Local Wildlife Site. The implementation of Policy ENV4 in the Strategy Document will ensure that potential effects on biodiversity are mitigated.	Neutral or no direct effects - The masterplan will have neutral or no further direct effects on this SAO. The masterplan encourages retention of features of importance to biodiversity.
	SAO 14 (heritage assets)	Neutral or no direct effects: No assets on or within the vicinity of the site and therefore no harm to any heritage assets are expected.	Neutral or no direct effects - The masterplan will not change the assessment of this allocation against this SAO previously made through the Allocations Document.
	SAO 15 (countryside and landscape quality)	Neutral effects: The site consists of primarily man-made features. Provision should be made for a landscaped buffer to the northern and western boundaries while trees within the site should be retained.	Neutral or no direct effects - The masterplan will not change the assessment of this allocation against this SAO previously made through the Allocations Document.
	SAO 16 (Compatibility of neighbouring uses)	Mixed effects: The development would be generally compatible with adjacent uses.	Neutral or no direct effects - The masterplan will not change the assessment of this allocation against this SAO previously made through the Allocations Document.

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	SAO 17 (Economy)	Positive effects: The population growth expected from development of the sites will help support the town and local economy through increased expenditure.	Neutral or no direct effects - The masterplan will not change the assessment of this allocation against this SAO previously made through the Allocations Document.
	SAO 18 (Diversity of employment)	Neutral or no direct effects: No effect.	Neutral or no direct effects - The masterplan will not change the assessment of this allocation against this SAO previously made through the Allocations Document.
	SAO 19 (Renaissance of rural areas)	Positive effects: The site will contribute positively to the renaissance of rural communities as it is situated on the edge of Driffield, helping to serve and regenerate the vitality of the community and support local services.	Neutral or no direct effects - The masterplan will not change the assessment of this allocation against this SAO previously made through the Allocations Document.
	SAO 20 (Sterilisation of mineral resources)	Neutral effects: The site is not located within a relevant mineral safeguarding area, preferred area, or an area of search.	Neutral or no direct effects - The masterplan will not change the assessment of this allocation against this SAO previously made through the Allocations Document.
	SAO 21 (Infrastructure Provision)	Mixed effects: Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. The existing waste water treatment works has sufficient capacity to accommodate proposed growth. Driffield is connected to a mains gas distribution network with capacity. There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. Yorkshire Water has identified there is only capacity in the sewer network for small infill development. No surface water from Greenfield sites should outfall to the sewer network and Brownfield sites will be expected to reduce surface water flows by 30% from the existing levels.	Positive effects - The masterplan will have some positive effects on this SAO as it provides guidance as to how the provision of infrastructure (including junction improvements, primary school places and open space) is to be provided for by new development.

5. Habitats Regulations Assessment

- 5.1 Habitats Regulations Assessment of plans that could affect Special Protection Areas for birds (SPAs), Special Areas of Conservation for habitats (SACs) or Ramsar sites are required by the Habitats Regulations Assessment (HRA) under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) (the Habitat Regulations). A Stage 1 HRA screening assessment of the Allocations Document was undertaken by Atkins Limited. It was concluded that allocation DRF-1 is not likely to have significant effects on any of the international sites within the assessment. Therefore it was not necessary to move to Stage 2 HRA.
- 5.2 The SPD is a 'daughter' document of the 'parent' Allocations Document. It is therefore unlikely to have any significant effect on a Ramsar, SPA or SAC international site above and beyond any significant effects that the Allocations Document is likely to have, either individually or in combination with other plans and projects. Therefore, the masterplan will not trigger the need for a Stage 2 HRA.

6 Conclusion and Screening Outcome

- 6.1 As a result of the above assessment it is extremely unlikely that there will be any significant negative impacts arising from the Masterplan SPD on sustainability appraisal, strategic environmental assessment, and HRA matters that were not covered during the appraisal/assessment of the 'parent' East Riding Local Plan Allocations Document. Therefore, the masterplan will not trigger the need for an SA/SEA or any further HRA in addition to that already carried out for the Allocations Document.