

# **East Riding Local Plan**

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

### **Land to the South West of Beverley Masterplan Supplementary Planning Document (July 2016)**



**EAST RIDING**  
OF YORKSHIRE COUNCIL



**CONTENTS**

1 Introduction..... 1

2 Overview of the adopted Masterplan SPD (July 2016)..... 1

3 Sustainable Objectives and Assessment of Relevance/Impact ..... 2

4 Summary of Sustainability Appraisal of Allocations Policies to which the masterplan relates..... 3

5 Habitats Regulations Assessment..... 16

6 Conclusion and Screening Outcome..... 16

**LIST OF TABLES**

Table 1: Masterplan’s Impact on SA Objectives ..... 3

## **1 Introduction**

- 1.1 The Council has adopted a Supplementary Planning Document (SPD) following adoption of the East Riding Local Plan (ERLP) Allocations Document. The Land to the South West of Beverley Masterplan (SPD) covering allocations BEV-J, BEV-L, and BEV-Q seeks to;
- Facilitate a sustainable pattern of development. For example, by providing for appropriate infrastructure (such as education provision) serving the area.
  - Show how development could be integrated into the existing urban area 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

The masterplan is an important consideration in determining relevant planning applications as an SPD.

- 1.2 National Planning Practice Guidance states that SPDs do not require a sustainability appraisal but may in exceptional circumstances require a strategic environmental assessment if they are likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan.
- 1.3 The ERLP Allocations Document is a site specific land allocations document for the East Riding. This screening report has been prepared in support of a Masterplan covering three of the allocations within the Allocations Document. It establishes whether there are impacts arising from the masterplan that have not been covered in the SA/SEA of the Allocations Document and if a full SEA is required for it. The need for Habitats Regulations Assessment is also covered.
- 1.4 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 Allocations Document. 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 adopted Masterplan SPD (July 2016)**

- 2.1 The purpose of the masterplan is to guide the development of allocation BEV-J – Land South of Beverley (West of Railway) in the adopted East Riding Local Plan. The site is allocated to provide for an indicative 1,820 dwellings on a site area of 76.52 hectares. The masterplan also covers housing allocation BEV-L, which provides for an indicative 97 dwellings, and Keldmarsh Primary School extension allocation BEV-Q.

### **3. Sustainable Objectives and Assessment of Relevance/Impact**

3.1 The Local Plan's Sustainability Appraisal for the Allocations Document sets out 21 objectives that have been used to develop the allocations of the East Riding Local Plan. It is important that these remain constant through sustainability appraisals 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 GHG 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.

**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 policies (within the submission version of the document) to which the masterplan relates and clarifies that the masterplan will have no further adverse impacts. Although minor changes have been made to these allocations policies since submission of the plan, our sustainability consultants confirmed that no further SA was required on account of these changes.

**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 BEV-J: Land South of Beverley (West of Railway) (76.52ha) | SAO1 (health)  | Mixed effects: There is reasonable access to existing health services in Beverley town centre and via Lincoln Way. There is accessible open space around the site for recreation and leisure and reasonable access to walking and cycling routes to help promote healthier lifestyles. The location of additional services and facilities will need to be carefully selected to ensure sections of sites 33 and 32 are not car dependent. The policy makes provision for an element of extra care accommodation within the site. | Positive effects- The masterplan will help impact positively on this SAO as a neighbourhood centre (shops and services) is encouraged within BEV-J. Better access to the town centre and employment areas via walking and cycling is also encouraged. The masterplan makes provision for a large area of public open space.                      |
|  | SAO2 (Social Exclusion)  | Mixed effects: The site is located to the south of the town and to the west of the railway line. Sub sites 10, 11 and the northern sections of 32 and 33 have good access to Beverley town centre services and facilities, if direct pathways are included. The development will involve the provision of a proportion of affordable housing (see objective 4 below). The southern sections of sites 32 and 33 are not located within easy reach of existing services and facilities.  | Positive effects- The masterplan will help impact positively on this SAO as a neighbourhood centre (shops and services) is encouraged, which will provide places for people to meet. The masterplan provides clear guidance on achieving good access via walking and cycling to the town centre and via the by-pass to employment opportunities. |
|  | SAO3 (Accessibility)   | Neutral or no direct effects: the northern sections of the site have good accessibility to services and facilities in Beverley town centre; however sites 32 and 33 are likely to require access via bus or car.   | 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   |

Land to the South West of Beverley Draft Masterplan: Screening Document for Sustainability Appraisal, Strategic Environment Assessment, and Habitats Regulations Assessment

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|  |                                       |  | footpath facilities.   |
|  | SAO4 (Housing affordability)          | Positive effects: The site is located within an area where the ratio of average house prices is under 8 times the average income, and it will seek to provide 25% of affordable housing (the applicable threshold for the provision of affordable housing is 3 housing units/0.1ha 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 Draft Allocations Document identifies the site must make provision for a new primary school. Secondary schools can be accessed in Beverley.   | Positive effects- The masterplan will help impact positively on this SAO as it provides guidance on what education provision is needed within the site, including a new primary school and an extension to Keldmarsh Primary. A neighbourhood centre (shops and services) is encouraged, which may provide further employment opportunities. |
|  | SAO 6 (air quality)                   | Negative effects: Proposed use is not likely to significantly adversely affect this. Negative effects may be expected due to increased car use.  | Mixed effects- The masterplan will help reduce 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 northern section of the site has good access to Beverley town centre within walking distance; however the southern section has limited access to services and amenities. An increase in private car use is likely, however, this effect may be tempered as there are bus services linking the site to the town centre. The layout and connectivity of the site will have a significant bearing on personal car use. Minor improvements to the existing road network necessary to accommodate this site alongside other parts of the BEV-J allocation. Strategic capacity issues identified for the A1079 and A164 nearby with improvements needed. | Mixed effects- The masterplan will help reduce 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 this allocation.                            |
|  | SAO 8 (efficient use of land)         | Negative effects: The site has indicative capacity for 1,820 dwellings. The development of the site will lead to significant loss of Greenfield land (90% of the site) and minor loss of best and most versatile agricultural land (Grade 2/3a).   | Positive effects- The masterplan will help reduce negative impacts against this SAO as it provides guidance in organising landuses on the site to make the most of the area available. This includes locating the open space within the high flood risk zone and the organisation of   |

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|  |  |  | high trip generating uses such as the new school and neighbourhood centre next to the anticipated spine road through the site.   |
|  | SAO 9 (fresh water resources)                | Neutral or no direct effects: development will have no negative effects due to the requirement in the policy for the site to include a regional SuDS drainage plan.  | Positive effects- The masterplan will help impact positively on this SAO as further guidance on comprehensive SuDS options for the site are provided.  |
|  | SAO 10 (reducing atmospheric greenhouse gas) | Mixed effects: no information submitted to demonstrate use of renewable, low carbon energy or to reduce greenhouse gas emissions. New development will likely to lead 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.  | Mixed effects- The masterplan will have mixed impacts on this SAO. It encourages substantial vegetation on the site to be retained and 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)   | Neutral or no direct effects: BEV-J is located within areas of low flooding probability (Zone 1), however, parts of the site are located within flood zone 3a, which recorded flooding incidences in 2007. There is requirement for the site to incorporate a regional SuDS drainage plan; this can reduce localised flood risk. There is also a requirement to direct open space towards the area of the site that is within Flood Zone 3a. | 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. Further guidance on what uses can be located within flood zone 3a without negative consequences of flood risk is provided. |
|  | 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 likely to lead 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.  | Neutral or no direct effects- The masterplan will have neutral or no direct effects on this SAO as no provision for increasing energy efficiency and production of renewable and low carbon energy is provided for within the masterplan.  |
|  | SAO 13 (biodiversity and geology)            | Negative effects: The site is also located within 500m of identified water vole and bat habitats.  | Neutral or no direct effects- The masterplan will have neutral or no further direct effects on this SAO. Existing features of importance to biodiversity are encouraged to be retained by the masterplan.  |
|  | SAO 14 (heritage assets)                     | Negative effects: There is a need to ensure protection of long distance views of Beverley Minster from southern approaches to the town   | Neutral or no direct effects- The masterplan will have neutral or no further direct  |

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|  |  | to ensure no significant adverse effects. A partial update to the East Riding Landscape Character Assessment has looked at the landscape quality around the the main settlements (including Beverley). It states that: 'Despite the historical importance of the area and its proximity to the Minster, the landscape is not of the highest scenic quality. It is considered that the area does have capacity to accommodate further development. It is important that the new development respects views of Beverley Minster and retains where possible the historic field boundaries, especially towards the southern edge of Beverley.' Policy BEV-J includes criteria to: 'Protect and enhance the landscape setting of the town and key views towards the Minster from the south" and 'Due to the sensitivity of parts of this landscape to change, in particular the views it offers of Beverley Minster from the south, it is important that the area is planned and developed comprehensively. A masterplan for the whole site will need to be prepared, which should include consideration of the points listed in the policy and other relevant factors. This would have to be agreed by the planning authority before planning permission may be issued or any development is commenced on any part of the site.' | effects on this SAO. It provides for guidance on how key views of the Minster are to be retained, which include the layout of the open space and spine roads to be provided on the site as well as limiting the height of development in some parts. The masterplan shows key areas of vegetation to be retained, which marks out field boundaries allowing a historical interpretation of the site once development has taken place. |
|  | SAO 15<br>(countryside and landscape quality)  | Negative effects: the site results in the loss of pasture land (Grade 2/3a agricultural land). Landscape Character Assessment (2013) defines this general area as 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. Proposed new Southern Relief Road will alter the character and, together with additional planting, will provide a logical and defensible new southern edge to the town. Provision is made in the Draft Allocation Document to preserve views of the Minster.   | Neutral or no direct effects-<br>The masterplan will have neutral or no further direct effects on this SAO. The masterplan will not have any further impact against this SAO in addition to that already identified within the Allocations Document SA.   |
|  | SAO 16<br>(Compatibility of neighbouring uses) | Neutral or no direct effects: Development would be generally compatible with adjacent uses.  | Neutral or no direct effects-<br>The masterplan will have neutral or no further direct effects on this SAO.   |
|  | SAO 17<br>(Economy)                            | Neutral or no direct effects: The development of the site is not expected to have any effect on a recognised regeneration strategy or a deprived area.   | Neutral or no direct effects-<br>The masterplan will generally have neutral or no further direct effects on this SAO. Some employment benefits created by a neighbourhood centre (shops and services),  |

Land to the South West of Beverley Draft Masterplan: Screening Document for Sustainability Appraisal, Strategic Environment Assessment, and Habitats Regulations Assessment

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|   |  |   | which is encouraged by the masterplan within BEV-J.   |
|   | SAO 18<br>(Diversity of employment)            | Neutral or no direct effects: The housing site is unlikely to have any negative effects on employment diversity.  | Neutral or no direct effects-<br>The masterplan will have neutral or no direct effects on this SAO.   |
|   | SAO 19<br>(Renaissance of rural areas)         | Neutral or no direct effects: The site will have no direct or negative effect on rural areas.   | Neutral or no direct effects-<br>The masterplan will have neutral or no direct effects on this SAO.   |
|   | SAO 20<br>(Sterilisation of mineral resources) | Negative effects: 50% of site 32 is situated within a Sand and Gravel safeguarding area - pre-extraction is likely to be possible if necessary.   | Positive effects- The masterplan will have some positive effects on this SAO as a large extent of the Mineral Safeguarding Area is located within the high flood risk area in the allocation where the masterplan directs the majority of open space provision. Open space will not sterilise the mineral resource.                           |
|   | SAO 21<br>(Infrastructure Provision)           | Negative effects: Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. There is limited capacity at the receiving Waste Water Treatment Works prior to the release of the YWS AMP6 investment plan in 2015 and further work will need to be undertaken. Beverley 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 have identified that this area has some spare sewerage capacity. | Positive effects- The masterplan will have some positive effects on this SAO as the masterplan provides guidance as to how the provision of infrastructure including a spine road, new school, extension to Keldmarsh School, and open space is to be provided for by new development.  |
| Policy BEV-L: Land to the East of Victoria Road and North of Lincoln Way (3.26ha) | SAO1 (health)                                  | Neutral or no direct effects: there is reasonable access to existing health services off Lincoln Way and via bus to Beverley town centre. There is accessible open space around the site for recreation and leisure and reasonable access to walking and cycling routes to help promote healthier lifestyles.   | Positive effects- The masterplan will help impact positively on this SAO as a neighbourhood centre (shops and services) is encouraged within BEV-J. Better access to the town centre and employment areas via walking and cycling is also encouraged. The masterplan makes provision for a large area of public open space in the local area. |
|   | SAO2 (Social Exclusion)                        | Positive effects: the site is located in the on the southern fringe of Beverley with some services and facilities available locally. There is a bus link to access a wider range of services and job opportunities in Beverley, which should contribute positively to this objective. The development will involve the provision of a   | Positive effects- The masterplan will help impact positively on this SAO as a neighbourhood centre (shops and services) is encouraged, which will provide places for people to meet. The  |

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|  |                                       | proportion of affordable housing (see objective 4 below).   | masterplan provides clear guidance on achieving good access via walking and cycling to the town centre and via the by-pass to employment opportunities  |
|  | SAO3 (Accessibility)                  | Neutral or no direct effects: the site has reasonable accessibility to key services and facilities, as there is a bus service linking the village to Beverley.  | 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 area where ratio of average house price is under 8 times the average income and it will seek to provide 25% of affordable housing (the applicable threshold for the provision of affordable housing is 3 housing units/0.1ha 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 and secondary school serving this settlement. Primary and secondary schools can be accessed in Beverley, however they are not within easy walking distance, therefore increased traffic is a risk. | Positive effects- The masterplan will help impact positively on this SAO as it provides guidance on what education provision is needed with the site, including a new primary school and an extension to Keldmarsh Primary School. A neighbourhood centre (shops and services) is encouraged, which may provide further employment opportunities. |
|  | SAO 6 (air quality)                   | Negative effects: Air quality acceptable. Proposed use is not likely to significantly adversely affect this. Minor negative effects may be expected due to the use of the private car.  | Mixed effects- The masterplan will help reduce 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 this allocation.                                 |
|  | SAO 7 (reduce growth of road traffic) | Negative effects: the site is located on the southern fringe of Beverley; however local services and amenities are limited. Some increase private car use is likely, however, this effect may be tempered, as there are bus services linking the site to the town centre.   | Mixed effects- The masterplan will help reduce 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  |

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|  |  |   | into the new development. This should help reduce the amount of additional car use generated by this allocation.  |
|  | SAO 8 (efficient use of land)                | Negative effects: the development of the site will lead to the loss of best and most versatile agricultural land (Grade 2).   | Positive effects- The masterplan will help reduce negative impacts against this SAO as it provides guidance in organising landuses on the site to make the most of the overall area available. This includes locating the open space within the high flood risk zone and the organisation of high trip generating uses such as the new school and neighbourhood centre next to the anticipated spine road through the site. |
|  | SAO 9 (fresh water resources)                | Neutral or no direct effects: development will have no negative effects due to the requirement in the policy for the site to include a regional SuDS drainage plan  | 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.   |
|  | SAO 10 (reducing atmospheric greenhouse gas) | Mixed effects: no information submitted to demonstrate use of renewable, low carbon energy or to reduce greenhouse gas emissions. New development will likely to lead 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. | Mixed effects- The masterplan will have mixed impacts on this SAO. It encourages substantial vegetation on the site to be retained and 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)   | Neutral or no direct effects: the site is located within low probability of flooding, zone 1 (Zone 1). There is requirement for the site to incorporate a regional SuDS drainage plan, this can reduce localised flood risk.  | 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 risks.  |
|  | 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 likely to lead 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. | Neutral or no direct effects- The masterplan will have neutral or no direct effects on this SAO as no provision for increasing energy efficiency and production of renewable and low carbon energy is provided for within the masterplan.   |

Land to the South West of Beverley Draft Masterplan: Screening Document for Sustainability Appraisal, Strategic Environment Assessment, and Habitats Regulations Assessment

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|  | SAO 13<br>(biodiversity and geology)           | Negative effects: The site is located within 500m of bird and bat habitats.  | Neutral or no direct effects-<br>The masterplan will have neutral or no further direct effects on this SAO. Existing features of importance to biodiversity are encouraged to be retained by the masterplan.   |
|  | SAO 14<br>(heritage assets)                    | Neutral or no direct effects: no harm to any heritage assets is expected as results of the site development.   | Neutral or no direct effects-<br>The masterplan will have neutral or no further direct effects on this SAO. It provides for guidance on how key views of the Minster are to be retained.<br>The masterplan shows key areas of vegetation to be retained, which marks out field boundaries allowing an interpretation of the site once development has taken place. |
|  | SAO 15<br>(countryside and landscape quality)  | Negative effects: the site results in the loss of pasture land (Grade 2 agricultural land).  | Neutral or no direct effects-<br>The masterplan will have neutral or no further direct effects on this SAO. The masterplan will not have any further impact against this SAO in addition to that already identified within the Allocations Document SA.  |
|  | SAO 16<br>(Compatibility of neighbouring uses) | Neutral or no direct effects: Development would be generally compatible with adjacent uses.  | Neutral or no direct effects-<br>The masterplan will have neutral or no further direct effects on this SAO.  |
|  | SAO 17<br>(Economy)                            | Neutral or no direct effects: the development of the site is not expected to have any effect on a recognised regeneration strategy or a deprived area. | Neutral or no direct effects-<br>The masterplan will generally have neutral or no further direct effects on this SAO. Some employment benefits created by a neighbourhood centre (shops and services), which is encouraged by the masterplan within BEV-J.   |
|  | SAO 18<br>(Diversity of employment)            | Neutral or no direct effects: The housing site is unlikely to have any negative effects on employment diversity.                                       | Neutral or no direct effects-<br>The masterplan will have neutral or no direct effects on this SAO.  |
|  | SAO 19<br>(Renaissance of rural areas)         | Neutral or no direct effects: the site will have no direct or negative effect on rural areas.  | Neutral or no direct effects-<br>The masterplan will have neutral or no direct effects on this SAO.  |
|  | SAO 20   | Neutral or no direct effects: the site is not  | Positive effects- The  |

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|   | (Sterilisation of mineral resources) | located within a relevant safeguarding or preferred area or area of search.   | masterplan will have some positive effects on this SAO as a large extent of the Mineral Safeguarding area is located within the high flood risk area in allocation BEV-J where the masterplan directs the majority of open space provision. Open space will not sterilise the mineral resource.   |
|   | SAO 21 (Infrastructure Provision)    | Negative effects: Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. There is limited capacity at the receiving Waste Water Treatment Works prior to the release of the YWS AMP6 investment plan in 2015 and further work will need to be undertaken. Beverley 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 have identified that this area has some spare sewerage capacity. | Positive effects- The masterplan will have some positive effects on this SAO as the masterplan provides guidance as to how the provision of infrastructure including a spine road, new school, extension to Keldmarsh School, and open space is to be provided for by new development.  |
| Policy BEV-Q: Land to the east of Keldmarsh Primary School (0.20ha) | SAO1 (health)                        | Positive effects: The proposed use will provide the school pupils with access to open space and physical activity.  | Positive effects- The masterplan will help impact positively on this SAO as a neighbourhood centre (shops and services) is encouraged within BEV-J. Better access to the town centre and employment areas via walking and cycling is also encouraged. The masterplan makes provision for a large area of public open space in the local area.   |
|   | SAO2 (Social Exclusion)              | Positive effects: The development of additional educational facilities could have positive effects on reducing social exclusion through education.  | Positive effects- The masterplan will help impact positively on this SAO as a neighbourhood centre (shops and services) is encouraged, which will provide places for people to meet. The masterplan provides clear guidance on achieving good access via walking and cycling to the town centre and via the by-pass to employment opportunities. A new school is promoted by the masterplan, which could have further positive effects on reducing social exclusion through education |

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|  | SAO3<br>(Accessibility)               | Positive effects: The increase in capacity at the school could provide benefits in increasing potential accessibility to this key service for local people.              | 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. A new school is promoted by the masterplan, which could have further positive effects on increasing potential accessibility to education services for local people. |
|  | SAO 4<br>(Housing affordability)      | Neutral or no direct effects: Not relevant to the proposed use.  | Positive effects- The masterplan will help impact positively on this SAO as further guidance on housing mix and affordable housing requirements is provided for the wider BEV-L and BEV-J site.   |
|  | SAO 5 (Skills and labour)             | Mixed effects: Proposed use would support the expansion of Keldmarsh Primary School to help meet the identified capacity shortfall.                                      | Positive effects- The masterplan will help impact positively on this SAO as it provides guidance on what education provision is needed with the site, including a new primary school and an extension to Keldmarsh Primary School. A neighbourhood centre (shops and services) is encouraged, which may provide further employment opportunities.   |
|  | SAO 6 (air quality)                   | Negative effects: Air quality acceptable. Proposed use is not likely to impact on this. Proposed use to expand the capacity of the school could increase traffic levels. | Mixed effects- The masterplan will help reduce 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 this allocation.   |
|  | SAO 7 (reduce growth of road traffic) | Negative effects: Proposed use to expand the capacity of the school could increase traffic levels.   | Mixed effects- The masterplan will help reduce negative impacts of increased car use against this SAO as it provides detailed guidance as to how non-car modes of   |

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|  |  |  | transport are to be integrated into the new development. This should help reduce the amount of additional car use generated by this allocation.   |
|  | SAO 8 (efficient use of land)                | Negative effects: The site is 100% Greenfield land. The development will result in a minor loss of best and most versatile agricultural land (Grade 3a).   | Positive effects- The masterplan will help reduce negative impacts against this SAO as it provides guidance in organising landuses on the site to make the most of the overall area available. This includes locating the open space within the high flood risk zone and the organisation of high trip generating uses such as the new school and neighbourhood centre next to the anticipated spine road through the site. |
|  | SAO 9 (fresh water resources)                | Negative effects: The site is within Zone III (total catchment).   | Positive effects- The masterplan will help impact positively on this SAO as further guidance on comprehensive SuDS options for the overall site are provided in the masterplan.   |
|  | SAO 10 (reducing atmospheric greenhouse gas) | Mixed effects: no information submitted to demonstrate use of renewable, low carbon energy or to reduce greenhouse gas emissions. New development will likely to lead 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. No information has been submitted on the potential to increase carbon sink capacity through additional planting. | Mixed effects- The masterplan will have mixed impacts on this SAO. It encourages substantial vegetation on the site to be retained and 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)   | Neutral or no direct effects: The site is not in a functional floodplain or affected by coastal erosion.   | 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 risks.  |
|  | 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 likely to lead an increase in carbon emissions from energy use in buildings and increased transport levels.   | Neutral or no direct effects- The masterplan will have neutral or no direct effects on this SAO as no additional provision for increasing energy efficiency and   |

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|  |  | However, all new development will need to comply with the Building Regulations stipulating higher energy efficiency standards. No information has been submitted on the potential to increase carbon sink capacity through additional planting.   | production of renewable and low carbon energy is provided for within the masterplan.   |
|  | SAO 13<br>(biodiversity and geology)           | Mixed effects: The development will have no effect on an International or National site of biological or geological interest. Water voles and bats have been recorded within 500m of the site. The site incorporates relatively sparse hedgerows and trees, most positive features can be retained. There is an opportunity to extend the nature reserve on the western boundary. | Neutral or no direct effects-<br>The masterplan will have neutral or no further direct effects on this SAO. Existing features of importance to biodiversity are encouraged to be retained by the masterplan.   |
|  | SAO 14<br>(heritage assets)                    | Neutral or no direct effects: To conserve and enhance heritage assets and their settings – No substantial harm to any nationally designated asset.  | Neutral or no direct effects-<br>The masterplan will have neutral or no further direct effects on this SAO. It provides for guidance on how key views of the Minster are to be retained.<br>The masterplan shows key areas of vegetation to be retained, which marks out field boundaries allowing a historical interpretation of the site once development has taken place. |
|  | SAO 15<br>(countryside and landscape quality)  | Mixed effects: The extension of the school site could have a negative effect on landscape quality, although the development of the site for playing fields could have some positive effects.  | Neutral or no direct effects-<br>The masterplan will have neutral or no further direct effects on this SAO. The masterplan will not have any further impact against this SAO in addition to that already identified within the Allocations Document SA.  |
|  | SAO 16<br>(Compatibility of neighbouring uses) | Positive effects: Bounded by amenity area, a primary school, existing roads and open countryside. Development would be compatible with adjoining sites. There is an opportunity to extend the nature reserve and supplement amenity belt on the western boundary.   | Neutral or no direct effects-<br>The masterplan will have neutral or no further direct effects on this SAO.  |
|  | SAO 17<br>(Economy)                            | Neutral or no direct effects: No effect on a recognised regeneration strategy or a deprived area  | Neutral or no direct effects-<br>The masterplan will generally have neutral or no further direct effects on this SAO. Some employment benefits created by a neighbourhood centre (shops and services), which is encouraged by the masterplan within BEV-J.   |

Land to the South West of Beverley Draft Masterplan: Screening Document for Sustainability Appraisal, Strategic Environment Assessment, and Habitats Regulations Assessment

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|  |  |  | Further employment benefits might be created through this expansion to Keldmarsh School and the new Primary School promoted by the masterplan.  |
|  | SAO 18<br>(Diversity of employment)            | Neutral or no direct effects: Not relevant to the proposed use.  | Neutral or no direct effects- The masterplan will have neutral or no direct effects on this SAO.  |
|  | SAO 19<br>(Renaissance of rural areas)         | Positive effects: The proposed use would support the expansion of Keldmarsh Primary School to help meet the identified capacity shortfall. This supports the settlement vision and the sub area policy in supporting the key area for housing growth to the south of the town.   | Neutral or no direct effects- The masterplan will have neutral or no further direct effects on this SAO.  |
|  | SAO 20<br>(Sterilisation of mineral resources) | Neutral or no direct effects: The site is not within a relevant safeguarding or preferred area or area of seach. Not relevant to open space use.   | Positive effects- The masterplan will have some positive effects on this SAO as a large extent of the Mineral Safeguarding area is located within the high flood risk area in allocation BEV-J where the masterplan directs the majority of open space provision. Open space will not sterilise the mineral resource. |
|  | SAO 21<br>(Infrastructure Provision)           | Mixed effects: Not relevant to the proposed use. Additional investment in the extra high voltage electricity distribution network will be required to serve developments in the area. There is limited capacity at the receiving Waste Water Treatment Works prior to the release of the YWS AMP6 investment plan in 2015 and further work will need to be undertaken. Beverley 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 have identified that this area has some spare sewerage capacity. | Positive effects- The masterplan will have some positive effects on this SAO as the masterplan provides guidance as to how the provision of infrastructure including a spine road, new school, extension to Keldmarsh School, 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) or Special Areas of Conservation for habitats (SACs) is required by the Habitats Regulations Assessment (HRA) under Regulation 61 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 all allocated sites in and around Beverley, including the three which are subject to the Masterplan SPD, are extremely unlikely to have significant effects 'alone or 'in combination' 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 of Yorkshire 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.