

East Riding Local Plan

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

**Land to the North of Bridlington
Masterplan Supplementary Planning
Document
(November 2017)**



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 Land to the North of Bridlington Masterplan (SPD) which covers ERLPAD allocations BRID-A and BRID-B seeks to;

- Facilitate a sustainable pattern of development. For example, by providing for appropriate infrastructure (such as highway 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 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.

Once adopted, the masterplan will become 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 (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.

1.3 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 two 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.

1.4 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 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 allocations BRID-A - Land at Pinfold Lane (35.02ha), and BRID-B - Land North of Windermere Drive and Airedale Drive (20.92ha) in the adopted East Riding Local Plan. These sites are allocated to provide for an indicative 1,459 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 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 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 BRID-A - Land at Pinfold Lane (35.02ha)	SAO1 (health)	Mixed effects: The site is located within the settlement limit of the Principal Town of Bridlington. The proposed development is well related to the town centre with access to GP surgery and other facilities. There is not likely to be any adverse impact on air quality. BRID-A(ii) would be subject to appropriate conditions requiring a risk assessment to be carried out to ascertain what, if any, risks are associated with the existing land use. There may be contamination present on site, which will be remediated through development.	Positive effects- The masterplan will help impact positively on this SAO as a neighbourhood centre (shops and services) is encouraged either in this allocation or allocation BRID-B nearby. 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 linking to existing spaces and green infrastructure. This should further encourage physical activity and generate associated health benefits.
	SAO2 (Social Exclusion)	Positive effects: The site is located to the north of Bridlington accessed through Pinfold lane and the residential development would support transition of Pinfold Road from industrial to residential use, in accordance with the sub area policy. The population growth from development of the sites will help support the regeneration of the town and is in line with the Bridlington AAP. The development is expected to have an allocation of affordable housing on site.	Positive effects- The masterplan will help impact positively on this SAO as a neighbourhood centre (shops and services) is encouraged either in this allocation or allocation BRID-B nearby. 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 good access via walking and cycling connecting into neighbouring areas and existing cycle and walking routes.

SAO3 (Accessibility)	Positive effects: The site have potential access from Pinfold Lane. Junction improvement/traffic management work may be required at Pinfold Lane/Martongate junction. The Policy addresses the requirement for the need to improve the junctions of Pinfold Lane and Marton Road to improve the access. Links through to the adjacent allocated land to the north of the town for pedestrian and cycle users will also be expected to be provided.	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.
SAO4 (Housing affordability)	Positive effects: The site is located within area where ratio of average house price is under 8 times the average income. Affordable housing provision for the site should reach 20% (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.	Positive effects- The masterplan will help impact positively on this SAO. A neighbourhood centre (shops and services) is encouraged, which may provide further employment opportunities.
SAO 6 (air quality)	Negative effects: Air quality is acceptable for the sites. 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 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 sites are located within the principal town fringe; therefore, some increase in the use of the private car is likely to be inevitable. Policy recommends that links through the adjacent allocated land to the north of the town for pedestrian and cycle users will also be expected to be provided.	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 the allocation.
SAO 8 (efficient use of land)	Mixed effects: The site has an indicative capacity of 910 dwellings. Most of the development of sites will lead to the loss of Greenfield land and some infilled industrial development. BRID-A(ii) (partially) is potentially contaminated due to previous commercial/industrial uses. Development will lead to remediation. There would be a minor loss of the best and most versatile agricultural land (grade 2/3a). However, the sites would support vision by accommodating housing	Neutral or no direct effects- The masterplan will not change the assessment of this allocation against this SAO previously made through the Allocations Document.

		growth on a suitable Greenfield /Brownfield sites and by strengthening role of town.	
	SAO 9 (fresh water resources)	Mixed effects: Most of the development would not affect public drinking water supply. Part of BRID-A(i) is within SPZ 2 (outer protection zone), but significant impacts could be mitigated through the layout of development on the site. The existing planting belts around and within the site could be retained as green corridors and will contribute to a slight increase in carbon sink capacity.	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 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. Additional landscaping provided on the northern boundary of the sites will contribute to a slight increase in carbon sink capacity. NB, this was the Assessment of allocation BRID-B, which is just as relevant to allocation BRID-A)	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)	Mixed effects: Not in functional floodplain or affected by coastal erosion. However, the Policy area lies within flood zone 1. Considering the large scale of the site allocation, Policy 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: Legally protected species recorded within 500m of the site. Hedgerow along Pinfold Lane and through middle of the site likely to be (at least) partially removed by development, though significant impacts could be 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 harm to any heritage assets is expected due to the development of any of the sites.	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)	Positive effects: Assessed as good quality by the Landscape Character Assessment. The LCA notes that areas around Pinfold Lane and the adjacent land to the east are partially screened from the surrounding landscape due to the topography and there is some capacity for development that would reinforce or	Neutral or no direct effects- The masterplan will not change the assessment of this allocation against this SAO previously made through the Allocations Document.

		enhance the area. The Policy stipulates the retention of the existing planting belts around and within the site as green corridors.	
	SAO 16 (Compatibility of neighbouring uses)	Mixed effects: The development is adjacent to Pinfold Lane and may not be compatible with existing uses (e.g. adjacent scrap yard and industrial uses). However, if all of Pinfold Lane was allocated for housing this constraint would be removed. Any significant impacts may be mitigated by the existing tree belt and design/layout.	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 17 (Economy)	Positive effects: The population growth expected from development of the sites will help support regeneration of the town. BRID-A(ii) involves the relocation of Carnaby Industrial Estate along Pinfold Lane. This is in line with the Employment Land Review, as there are significant constraints on the industrial uses identified in this location, including heavy goods vehicles accessing the industrial estate on residential roads.	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 sites will contribute positively to the renaissance of rural areas as they are situated on the edge of Bridlington reducing heavy goods vehicles passing through residential roads, helping to serve to 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)	Negative effects: The sites are not located within a relevant safeguarding or preferred 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. Bridlington 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 limited capacity in the sewer network for Greenfield sites.	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 link road and roundabouts, primary school places, and open space is to be provided for by new development.

Policy BRID-B - Land North of Windermere Drive and Airedale Drive (20.92ha)	SAO1 (health)	Positive effects: The site is located within the settlement limit of the Principal Town of Bridlington. Access to GP surgery and other facilities is through a regular public transport link to the town centre. Whilst the principal access to the site would be from Bempton Lane, the policy seeks to provide further vehicular, cycle and pedestrian links. Whilst part of the site was allocated for recreation space in the East Yorkshire Borough Wide Local Plan (1997), this has now been incorporated into the additional allocation for sport, recreation and leisure uses at Bessingby Hill. There is not likely to be any adverse impact on air quality. Policy BRID-B(ii) contains a small area of potentially contaminated land that will be remediated through development.	Positive effects- The masterplan will help impact positively on this SAO as a neighbourhood centre (shops and services) is encouraged either in this allocation or allocation BRID-A nearby. 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 linking to existing spaces and green infrastructure. This should further encourage physical activity and generate associated health benefits.
	SAO2 (Social Exclusion)	Positive effects: The sites are located to the north of Bridlington, with existing housing development and amenities to the south. The population growth from development of the sites will help support the regeneration of the town and is in line with the Bridlington AAP. The development is expected to have an allocation of affordable housing on site.	Positive effects- The masterplan will help impact positively on this SAO as a neighbourhood centre (shops and services) is encouraged either in this allocation or allocation BRID-A nearby. 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 good access via walking and cycling connecting into neighbouring areas and existing cycle and walking routes.
	SAO3 (Accessibility)	Negative effects: The development can be linked with possible development of BRID-A(v). A development brief/master plan needs to be prepared to help co-ordinate and plan how access is to be achieved. The possibility of sharing the access with BRID-A(v) needs to be explored. A roundabout on Bempton Lane may be required. Transport modelling demonstrates the need for a link road connecting A165 to Bempton Lane serving the overall adjacent BRID-B site, therefore investment to provide this link road will be necessary.	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. Affordable housing provision for the site should reach 20% (10	Positive effects- The masterplan will help impact positively on this SAO as further guidance on housing

		housing units/0.33ha or more in the Major Haltemprice Settlements, Principal Towns and Towns).	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.	Positive effects- The masterplan will help impact positively on this SAO. A neighbourhood centre (shops and services) is encouraged, which may provide further employment opportunities.
	SAO 6 (air quality)	Negative effects: Air quality is acceptable for the sites. 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 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 sites are located within the principal town fringe; therefore, some increase in the use of the private car is likely to be inevitable. Pedestrian and cycling links are expecting to be provided to the existing developments and other allocated land to the south.	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 the allocation.
	SAO 8 (efficient use of land)	Mixed effects: This site has an indicative capacity of 789 dwellings. The development of sites will lead to the loss of 100% Greenfield land. There would be a minor loss of the best and most versatile agricultural land (grade 2/3a). Part of the area is potentially contaminated and it will be remediated. The site supports vision by accommodating housing growth on a suitable Greenfield site and by strengthening role of town.	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 9 (fresh water resources)	Neutral or no direct effects: Development would not affect public drinking water supply.	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 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. Additional	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

		landscaping provided on the northern boundary of the sites will contribute to a slight increase in carbon sink capacity.	as a result of development.
	SAO 11 (minimising climate change impacts)	Mixed effects: Not in functional floodplain or affected by coastal erosion. However, the Policy area lies within flood zone 1. Considering the large scale of the site allocation, policy stipulates 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 is likely to be the loss of Hedgerow runs through the site. Development would necessitate (at least) partial removal, though significant impacts could be mitigated. Legally protected species recorded within 500m of the site. Policy BRID-B(ii) is within 1km of SSSI. 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 harm to any heritage assets is expected due to the development of any of the sites.	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)	Mixed effects: This site is assessed in the Landscape Character Assessment as good quality with high sensitivity to development that would impact on the openness and relative remoteness of the landscape. Development of whole original potential site would have a significant impact. However, development of only this part of the original site (to the south) with substantial new screening to the new urban edge would have more limited effects. Policy addresses this by recommending the need for additional landscaping on the northern and eastern boundaries to soften the impact of the development and integrate it into the surrounding landscape.	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)	Positive effects: Development would be 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.
	SAO 17 (Economy)	Positive effects: the population growth expected from development of the sites will help support regeneration of the town.	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 sites will contribute positively to the renaissance of rural areas as they are situated on the edge of Bridlington, helping to serve to 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 or no direct effects: The sites forming the Policy are not located within a relevant safeguarding or preferred 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. Bridlington 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 limited capacity in the sewer network for Greenfield sites.	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 link road and roundabouts, 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) 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 both allocations BRID-A and BRID-B, are not likely 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 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.