

# **East Riding Local Plan**

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

**North East Driffield Masterplan  
Supplementary Planning Document  
(September 2019)**



**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 North East Driffield Masterplan (SPD) which covers ERLPAD allocation DRF-B 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.
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- 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 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.
- 1.5 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-B – Land North East of Driffield (45.86ha) in the adopted East Riding Local Plan. This site is allocated to provide for an indicative 810 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.

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-B 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-B - Land North East of Driffield (45.86ha)	SAO1 (health)	Positive effects: The site is located within the settlement limit of the Principal Town of Driffield. 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 or ground water.	Positive effects- The masterplan will help impact positively on this SAO as a neighbourhood centre (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 linking to existing spaces and green infrastructure. This should further encourage physical activity and generate associated health benefits.
	SAO2 (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. The site is well related to the town and its facilities located to the north east of Driffield accessed through Long lane, Cemetery Lane and Bridlington Road.	Positive effects- The masterplan will help impact positively on this SAO as a neighbourhood centre (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.
SAO3 (Accessibility)	Positive effects: The site has potential access from Long Lane, Cemetery Lane, A614 and Bridlington Road. New junctions and junction improvements will be required across the site. The Policy addresses the requirement for the need to provide a new principal access to the A614 and incorporate a vehicular link to Bridlington Road.		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 over 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 skill workforce.		Positive effects- The masterplan will help impact positively on this SAO. A neighbourhood centre (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 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 site is located within the principal town fringe; therefore, some increase in the use of the private car is likely to be inevitable.		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)	Negative: The site has an indicative capacity of 810 dwellings. The development of the site will lead to the loss of Greenfield land. There would be a loss of the best and most versatile agricultural land (grade 2).		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 effects: the development would not affect public drinking water supply. DRF-B 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. Lies within flood Zone 1 (low risk of flooding). Considering the large scale of the site allocation, Policy DRF-B 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. Hedgerows 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 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)	Negative effects: Landscape is assessed as good quality by the Landscape Character Assessment (LCA). The LCA notes that areas to the north and east of the site are high quality with some sensitivity to change. Due to the topography of the site there is capacity for development on the rest of the site. The Policy stipulates need for a landscaped buffer on the eastern and northern boundary and significant green areas within the development.	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	Mixed effects: The development is adjacent to the A614, which is a strategic highway route for freight travelling across the East Riding. Any significant impacts may be mitigated by the	Neutral or no direct effects- The masterplan will not change the assessment of this allocation against this SAO

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	neighbouring uses)	existing tree belt, landscaping and design/layout. Other neighbouring uses compatible are residential and open space uses.	previously made through the Allocations Document.
	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 areas as it is situated on A614 on the edge of Driffield 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)	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. 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 limited capacity in the sewer network for Greenfield sites in this area.	Positive effects- The masterplan will have some positive effects on this SAO as it 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 allocation DRF-B 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.