

East Riding Local Plan

Additional Schedule of Modifications (Allocations Document) - January 2016

The following proposed modification is in addition to those set out in the Schedule of Modifications for the Allocations Document (March 2015) (CD04/05). Please refer to that document for further details. It gives the modification reference number and shows proposed new text as underlined and deleted text with a ~~strikethrough~~.

Ref.	Page No.	Paragraph / Policy / Map	Proposed Change	Justification	Previously published
			Stamford Bridge		
AM242	196	New site SMB-B	<p>Amend new policy:</p> <p>'Policy SMB-B – Land North of A166 (6.50ha) This site is allocated for housing development. Proposals will be required to:</p> <p>a. Provide additional landscaping to the eastern and northern boundaries; b. Avoid any built development in the area of the site that is within Flood Zone 3a and 3b; and c. Incorporate comprehensive sustainable drainage systems;- d. Provide open space on site that is designed to meet the needs of dog walking; <u>and</u> e. Provide off-site measures such as signage within the SSSI/SAC and improvements to the Public Rights of Way Network.'</p> <p>Add supporting text:</p> <p>'This site is located relatively close to the village centre on the northern side of the</p>	<p>To reflect the recommendations identified in the revised Sustainability Appraisal note and Habitats Regulations Assessment note for SMB-B (Examination library ref: CD366). This confirms that, with the modifications as set out, the development would not have Likely Significant Effects on the River Derwent SAC.</p> <p>(n.b. this updates modification ref: AM218)</p>	AM218 was published as part of the Allocations Document Schedule of Modifications in March 2015

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			<p>A166 (Roman Road) and has an indicative capacity of 131 dwellings. To the south and south west corner is existing residential development, whilst the River Derwent is to the west. As the site forms part of the rural approach to the village, landscaping will be required on the eastern and northern boundaries to integrate the development into the landscape. The landscaping should also provide a buffer between the development and the River Derwent nature Conservation Area SAC and SSSI. <u>Due to the site's proximity to the River Derwent and its accessibility, effective measures should be delivered to ensure that the impacts of development have no adverse effects on the designated sites.</u></p> <p><u>As well as landscaping, the effects of increased recreational pressure on the designated sites will be mitigated by the provision of on-site open space and facilities for dog-walking (e.g. circular route, provision of waste bins), along with off-site measures (e.g. signage within the SSSI/SAC along the footpath highlighting alternative dog walking areas and the sensitivities of the designation; improvements to the Public Rights of Way Network in the local area).</u></p> <p>Due to the likelihood of archaeological deposits associated with Roman occupation, an archaeological evaluation of the site will also be required prior to any development taking place. The site is also close to the Conservation Area and proposals will need to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.</p> <p>The western boundary of the site is located within an area of high flood risk (Flood Zone 3a and 3b) where built development should be avoided. Water compatible uses, such as the public open space required as part of the development, should be located in this area. The capacity of the site has been calculated to reflect this. Due to the large size of the allocation, proposals should develop a comprehensive Sustainable Drainage Systems (SuDS) drainage plan for the site. Proposals will need to ensure that any issues associated with ponding of surface water on the site are satisfactorily investigated and addressed. <u>Schemes for surface water and foul drainage management should be effective, enforceable and be accompanied by a clear programme for maintenance to ensure that the water quality of the River Derwent is not adversely affected through the construction of the site and the lifetime of the development.</u> Advice is available from the Council's Flood and Coastal Erosion Risk Management Team on SuDS requirements.</p>		

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			<p><u>In accordance with Policy ENV4 of the Strategy Document, proposals will need to ensure effective and deliverable mitigation to prevent adverse effects upon the notified features of the River Derwent Special Area of Conservation and Site of Special Scientific Interest. The measures set out in Policy SMB-B, particularly criteria a, d and e, will need to be effective over the lifetime of the development and justified within a supporting Habitats Regulations Assessment and Environmental Report. As such, an appropriately funded management plan will need to be prepared as part of a planning application setting out how these measures will be delivered.'</u></p>		