



Poppleton Neighbourhood Plan Strategic Environmental Assessment

**Environmental Report: Non-Technical Summary
Submission (further consultation)**

Quality information

Document name	Ref	Prepared for	Prepared by	Date	Reviewed by
Environmental Report for the Poppleton Neighbourhood Plan: non-technical summary		Poppleton Neighbourhood Plan	Graham McGrath Graduate Consultant	November 2016	Alex White Associate Director

Revision history

Revision	Revision date	Details	Name	Position
1	9 th May 2016	1 st draft for client comment	Graham McGrath	Graduate Consultant
2	November 2016	Updated SA Report for Regulation 15 submission to City of York Council		Alexander White
3	March 2017	Updated Environmental Report to address examination clarifications.		Alexander White

Limitations

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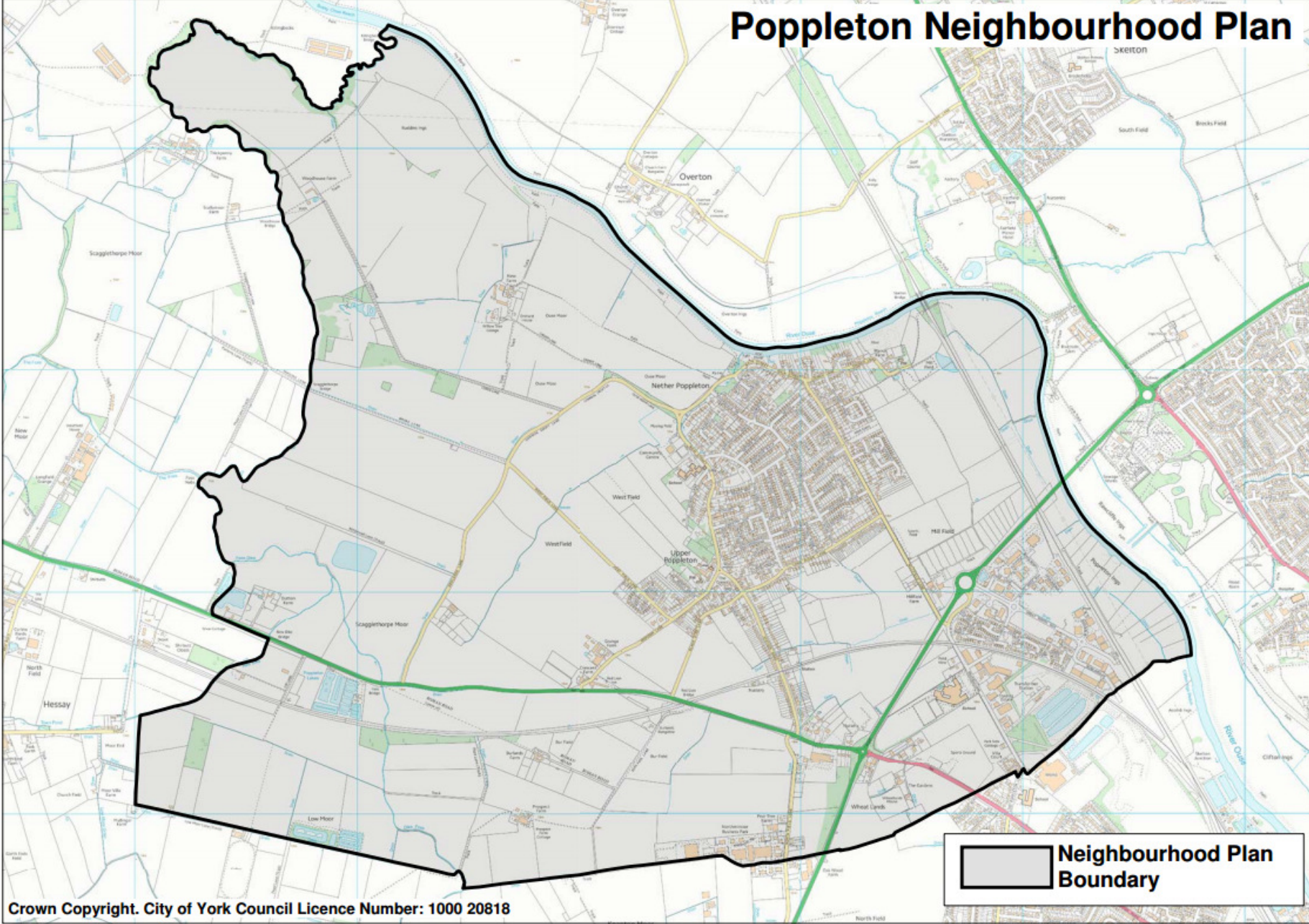
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Poppleton Neighbourhood Plan



Non-technical summary

What is Strategic Environmental Assessment?

A Strategic Environmental Assessment (SEA) has been carried out to inform the Poppleton Neighbourhood Plan. Neighbourhood Groups use SEA to assess Neighbourhood Plans against a set of sustainability objectives developed in consultation with interested parties. The purpose of the assessment is to avoid adverse environmental and socio-economic effects and identify opportunities to improve the environmental quality of Poppleton and the quality of life of residents through the Neighbourhood Plan.

What is the Poppleton Neighbourhood Plan?

The Poppleton Neighbourhood Plan (PNP) presents a Plan for Nether Poppleton Parish and Upper Poppleton Parish in the period to 2036. The PNP is being prepared in the context of the emerging City of York Local Plan. The Local Plan will, when adopted, provide a strategic framework for how future development across the City of York will be planned and delivered and will be fully compliant with the National Planning Policy Framework (NPPF). Until such time as the City of York is adopted, there is a range of relevant planning policy applicable including the saved Yorkshire and Humber Regional Spatial Strategy policies.

The PNP, once adopted, will present planning policy and guidance for the Neighbourhood Area. These relate to a range of objectives, including, but not limited to agricultural land, local character and distinctiveness, housing and transport.

The overarching vision for the Poppleton NP is:

“The priority of the community is to secure and enhance the quality of life alongside encouraging new opportunities for growth in ways that do not undermine the character and distinctiveness of the landscape and historic settlements.

Nether and Upper Poppleton are two villages that have coalesced to form a distinctly quintessential English village. It is a community, with a place identity, shared green spaces, community activities a history of friendliness and caring. Much of the Parished area is highly productive farmland. The Settlement of Poppleton must retain its character as a village on the outskirts of the historic City of York.

This is reflected in the sustainability of the settlements of the villages and it is what the Parishes of Nether and Upper Poppleton would wish to see developed on the brownfield area at the Former British Sugar Site (FBSS) reflecting a mix of housing that supports young, aspiring house owners and the elderly who may wish to downsize but remain close to their community links.”

Purpose of this Environmental Report

This Environmental Report, which [reflects the Submission](#) version of the PNP, is the [fourth](#) document to be produced as part of the SEA process. The first document was the SEA Scoping Report, which includes information about Poppleton’s environment and community. [The second was the Regulation 14 Environmental Report, setting out the assessment of the draft plan. The third was an updated Environmental Report reflecting changes to the plan prior to submission to the Council.](#)

The purpose of the Environmental Report is to:

- Identify, describe and evaluate the likely significant effects of the PNP and alternatives; and
- Provide an opportunity for statutory consultees, interested parties and the public to offer views on any aspect of the SEA process which has been carried out to date.

The Environmental Report contains:

- An outline of the contents and main objectives of the PNP and its relationship with other relevant policies, plans and programmes;
- Relevant aspects of the current state of the environment and key sustainability issues;
- The SEA Framework of objectives against which the PNP has been assessed;
- The appraisal of alternative approaches for the PNP;
- The likely significant effects of the PNP in environmental terms;
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects as a result of the PNP; and
- The next steps for the PNP and accompanying SEA process.

The National Planning Practice Guidance (paragraph 41) sets out that “The environmental report will not necessarily have to be amended if the neighbourhood plan is modified following responses to consultation.” Only where the plan is substantially altered might an update be required. In the case of Poppleton, the Plan has not been substantially altered but nonetheless the Environmental Report has been updated to reflect comments received on the second Regulation 14 consultation and changes made to the Plan prior to submission to City of York Council. Where text has been added it is highlighted by a blue colour and underline formatting. Where deletions have occurred, they are in ~~strikethrough~~ text.

Assessment of alternative approaches for the Poppleton Neighbourhood Plan

A key requirement of the SEA Regulations is to appraise ‘reasonable alternatives’ for the Plan. In the case of the PNP, reasonable alternatives have been considered for two key aspects; the amount of housing to be delivered in the Plan period, and the choice of sites to deliver this housing.

With regard to the amount of housing to be provided by the PNP, it has been concluded at this stage that there are no reasonable alternatives to test. This is due to the fact that there is an absence of any other inputs from which to generate a number to test (e.g. no indicative figure from an adopted or emerging Local Plan or a Housing Needs Assessment for the Poppleton Area).

With regard to sites potentially suitable for housing and employment allocations, the Parish Council consulted on three ‘strategic’ sites identified by City of York Council to support the delivery of the Local Plan (ST1, ST2 and ST29). Site ST1 (British Sugar) was a clear ‘winner’ in that a higher proportion of those who commented would like to see it taken forwards, relative to the other sites.

Notwithstanding the need for strategic sites to be allocated, 38 sites were identified by the Neighbourhood Group as a ‘long list’ of potential sites. Account was then taken of the City of York Council site assessment (Stage 1) of the sites and the Group’s own assessment of the sites (Stage 2). In total ten sites (some with alternative uses) were identified by the Council and Parish for assessment in the SEA as reasonable alternatives (see Table NTS 1).

Table NTS 1: Summary site assessment

Site (Pop ref)	Use assessed (H =housing, Employment)	SEA Objective (PNP equivalent in [square brackets] where applicable)														
		SAO1	SAO2	SAO3	SAO4	SAO5 /SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	
		Housing (Population and community)	Health and Well-Being (Population and community)	Education (Population and community)	Jobs and Economy	Equality/ Travel	Climate Change (Climatic factors)	Biodiversity (Biodiversity)	Land Quality (Land, soil, and water resources)	Water (Land, soil, and water resources)	Waste (scoped out)	Air Quality (scoped out)	Flood Risk (Land, soil, and water resources)	Cultural Heritage (Historic environment and landscape)	Natural and Built Landscape (Historic environment and landscape)	
P4P19 (H1) (P4P4)	H	++	++	+	0	++	+	-	+	++	-	N/A	0	-	-	-
	E	0	++	++	++	++	+	-	-	++	-	N/A	0	-	-	-
P4P18 (H4) (P4P3)	H	++	+	+	0	++	+	-	-	0	N/A	0	0	-	-	++
	E	0	+	++	++	++	+	-	-	-	0	N/A	0	0	-	-
P4P24 (H2) (P4P6)	H	+	++	+	0	++	0	0	-	-	N/A	0	0	0	0	0
	E	0	++	++	+	++	0	0	-	0	N/A	0	0	0	0	0
P4P22 (H3) (P4P5)	H	+	++	+	0	++	+	0	++	0	N/A	0	0	-	-	-
	E	0	++	+	+	++	+	0	++	0	N/A	0	0	-	-	-
P4P34 (P4P9)	H	+	+	+	0	++	+	0	-	0	N/A	0	-	0	0	0
	E	0	+	++	+	++	+	0	-	0	N/A	0	-	0	0	0
P4P32 (Excluded)	H	+	+	+	0	++	+	-	-	0	N/A	0	0	0	0	0
	E	0	+	+	++	+	+	-	-	0	N/A	0	0	0	0	0
P4P33 (P4P8)	H	+	+	+	0	++	+	-	-	0	N/A	0	0	0	0	0
	E	0	+	+	++	+	+	-	-	0	N/A	0	0	0	0	0
P4P31 (P4P7)	H	+	+	-	0	+	+	0	+	-	0	0	0	-	-	0
	E	0	+	++	+	++	+	0	+	-	0	0	0	-	-	0
P4P35 (E2) (P4P1)	H	+	-	-	0	++	+	-	+	-	0	N/A	0	0	0	0
	E	0	-	-	++	++	+	-	+	-	0	N/A	0	0	0	0
P4P5 (P4P2)	E	0	+	-	+	++	+	0	++	0	N/A	0	0	0	-	0

The SEA assessment identified a number of these sites as likely to have significant effects if not mitigated with detailed policies. These include: P4P19 (P4P4), P4P18 (P4P3), P4P24 (P4P6) and P4P34 (P4P9). It is notable that the first two sites will have significant negative effects on biodiversity. All other sites have the potential to lead to significant positive effects: but sometimes that is based on use e.g. P4P34 (P4P9), P4P32 and P4P31 (P4P7) would all appear to have more positive effects if used for employment land rather than for housing.

Assessment of the current version of the Poppleton Neighbourhood Plan

The Poppleton Neighbourhood Plan seeks to allocate [four](#) housing sites through Policies PNP6A ([H1, H2, H3 and H4](#)), and one employment site through Policy PNP 7B. ~~PNP6B, PNP6C, and PNP6D.~~ These sites are:

- [H1 The former British Sugar Site \(ST1\) \(City of York reference\)\(1,100 houses of which 150 approx. are in Poppleton\)](#)
- [H2 Long Ridge Lane plots \(2 dwellings\)](#)
- [H3 Blairgowrie Site \(replacement dwelling and outbuildings\)](#)
- [H4 Former Civil Service area including the adjoining agricultural land \(261 houses\)](#)
- [E2 Poppleton Garden Centre](#)

Neither of the proposed sites on the Land adjacent to 131 Longridge Lane and in the Blairgowrie area will be likely to result in significant effects on the environment. ~~However, City of York Council has advised that the landowner does not wish the site to be developed and therefore the Blairgowrie site is unlikely to come forward for development during the PNP period.~~

The site located on the former sugar refinery operated by British Sugar, when taken in consideration with potential cumulative effects from the remainder of the development which is located outside the PNP area, may result in minor negative effects on the transport infrastructure, with some positive effects also identified. It will also have minor to moderate negative effects on ground and surface water quality through run off from the site.

These effects should in part be mitigated through measures outlined in the EIA undertaken for the proposed development, however measures proposed in the transport plan for the allocation, including provision for public and active travel networks should be taken into account through the implementation of the PNP to mitigate the identified impacts on the transport network.

[The addition of the Former Civil Service site increases the amount of housing in the plan significantly \(from 153 \(at Pre-submission\) to 414 \(at Submission\)\). This increase reflects the objectives of the CYC in developing their Local Plan \(and delivering strategic sites\). The group have been in contact with the site developers and are confident that the mitigation proposed would reduce the adverse effects of allocating this site.](#)

[The effects of the allocation of E2 are considered negligible on the environment.](#)

Overall, the Plan is likely to result in 'positive effects' in terms of climate change adaptation, health and well-being and historic environment / townscape objectives, and positive effects are also likely in terms of all other topics. No significant negative effects are predicted, although the assessment has highlighted a number of tensions and/or instances where additional policy might result in more positive effects in terms of specific objectives.

Recommendations for the next stages of development for the Poppleton Neighbourhood Plan

The assessment has identified a number of tensions within the Plan. To some extent, these are inevitable in plan-making, and it will be the role of the Neighbourhood Plan Group to give consideration to 'striking the best balance' when finalising the plan for submission. Perhaps most notably, further consideration should be given to addressing the tension between the objective to maintain the local landscape character and Green Belt, and the objective to support the housing delivery that will be necessary to ensure affordable homes for local people and to maintain a balanced community in the long term. Given the absence of a housing number based on need / demand, policies will need to be flexible to accommodate potentially higher rates of future growth.

Next steps

~~Subsequent to the current consultation on the Neighbourhood Plan, the PNP will be updated to reflect comments received. The Environmental Report will be updated to reflect the changes made to the plan.~~

The PNP and the updated Environmental Report [will be subject to six weeks consultation in line with the Council's Statement of Community Involvement.](#)

If the subsequent Independent Examination is favourable, the PNP will be subject to a referendum, organised by City of York Council. If more than 50% of those who vote agree with the plan, then it will be passed to City of York Council with a request it is adopted. Once adopted, the PNP will become part of the Development Plan for Upper Poppleton Parish and Nether Poppleton Parish.

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