

Yelland Quay Regeneration Project

Yelland, North Devon

Environmental Statement - Volume 3



T H E W A T E R F R O N T

Y E L L A N D Q U A Y

Yelland Quay

Environmental Statement Volume 3–Non-Technical Summary

Updated March 2021

Client

Yelland Quay Ltd

Architect

Woodward Smith Chartered Architects LLP

6 Tuly Street

Barnstaple

North Devon

EX31 1DH

Tel: 01271 379 050

Application Description

Hybrid planning application: (A) full application for the access, scale & layout of site including raising of the ground levels, site access works & highway infrastructure to site, together with purpose-built bat building. (B) outline application for 250 dwellings (Use Class C3(a)), Space of up to 3000sqm employment (Use Class E(g)(i) and E(g)(ii) was Use Class B1). Retail Space of up to 250sqm gross floorspace (Use Class E(a) was Use Class A1); Space for the Sale of food and drink of up to 2000sqm Gross floorspace (Use Class E(b) Was Use Class A3); Service and Community Space of up to 500sqm Gross floorspace (Use Class E(d) E(e), E(f) and F1(a), F1(b), F1€ and F2(b) was use Class D1 and D2); (C) all the associated infrastructure including removal of any contamination, roads, footpaths, cycleway, drainage (including attenuation works), flood defence works, landscaping & appearance, public open space, utilities & vehicle parking & including demolition of buildings

CONTENTS

INTRODUCTION

APPROACH TO ASSESSMENT

THE SITE AND SURROUNDING AREA

THE DESCRIPTION OF THE PROPOSED DEVELOPMENT

PLANNING POLICY POSITION

BIODIVERSITY

LANDSCAPE AND VISUAL IMPACT

ARCHAEOLOGY AND CULTURAL HERITAGE

FLOOD RISK INC WATER RESOURCES AND WATER QUALITY

TRANSPORT

LIGHTING IMPACT

GROUND CONDITIONS (CONTAMINATION)

NOISE

AIR QUALITY

ARBORICULTURE

CUMULATIVE EFFECTS

SOCIAL IMPACTS ON LOCAL POPULATION

ECONOMIC IMPACTS

SUMMARY OF RESIDUAL EFFECTS AND MITIGATION

Introduction

Overview

This Environmental Statement (ES) is part of a series of documents that support an outline Planning Application for Yelland Quay Ltd. (the applicant) for a mixed-use development (the proposed development) on land to the north of Yelland Road, West Yelland, within the administrative area of North Devon Council (NDC). The extent of the Proposed Development is defined and described within 'Chapter 5 The Proposed Development'. The Site, which is shown on Figure 1, extends to approximately 38.5 hectare (ha) of land in total and consists of an area of open space (ash beds) within the eastern section of the Site (approximately 12.4ha) and a developable area (approximately 11.7ha) in the western section of the Site. The Site is located approximately 4km west of Barnstaple Town Centre.

A brief description of the Site and surrounding area is provided in Sections 1.2 and 1.3 below.

The Proposed Development comprises:

- C3 250 residential units;
- E class use as application description
- Associated infrastructure and new highway Junction off B3233
- Flood Defence works and raising of the existing levels
- Landscaping and associated surface water attenuation.

All matters are reserved for future consideration except access, scale and layout.

Overview of the Existing Site and Surrounding Area

The Proposed Development Site

The Site represents land to the north of the B3233 and is currently accessed from this road. The Site is relatively level and currently comprises a former power station, ash beds and a commercial jetty. The full extent of the Site is approximately 38.5 hectares (including associated blue land), however; the Proposed Development area represents approximately 11.7 hectares and approximately 12.4 hectares within the Site comprises the ash beds.

The Site is subject to statutory protected site designations including:

- The Taw Torridge Estuary Site of Special Scientific Interest (SSSI).
- A local site important for birds (RSPB nature reserve).

- The South West Coast Path National Trail / Tarka Trail.
- The North Devon Area of Outstanding Natural Beauty (AONB) and Heritage coast.
- The Caen Valley Bats SSSI.

The Surrounding Context

The surrounding area comprises open agricultural fields to the east and south, the existing residential dwellings associated with the village of Yelland to the south and south east. The Tarka Trail (a national trail) is located adjacent to the south of the Site. The River Taw is on the north boundary of the site.

Table 1 identifies the Project Team for the Planning Application, Preparation of the ES and supporting technical studies.

Table 1 Project Team

Company	Role
Yelland Quay Ltd	Applicant
Woodward Smith Chartered Architects	Architect / Master planners Environmental Statement (ES) Project Management, Co-ordination and Preparation
Awcock Ward Partnership	Civil Engineer including Drainage and Highways Water Quality, Resources and Flood Risk Chapter of ES
EAD Ecology	Ecology Consultant Ecology Assessment Chapter of ES
Ruddlesden Geotechnical	Geotechnical Consultant Contamination Chapter of ES
Tyler Grange	Landscape and Visual Impact Assessment Consultant Landscape Chapter of ES
Illume Design	Lighting Consultant Lighting Chapter of ES
Entran	Noise Consultant / Air Quality Consultant Noise / Air Quality Chapter of ES
ACD	Arboriculture Consultant / Archaeology Consultant

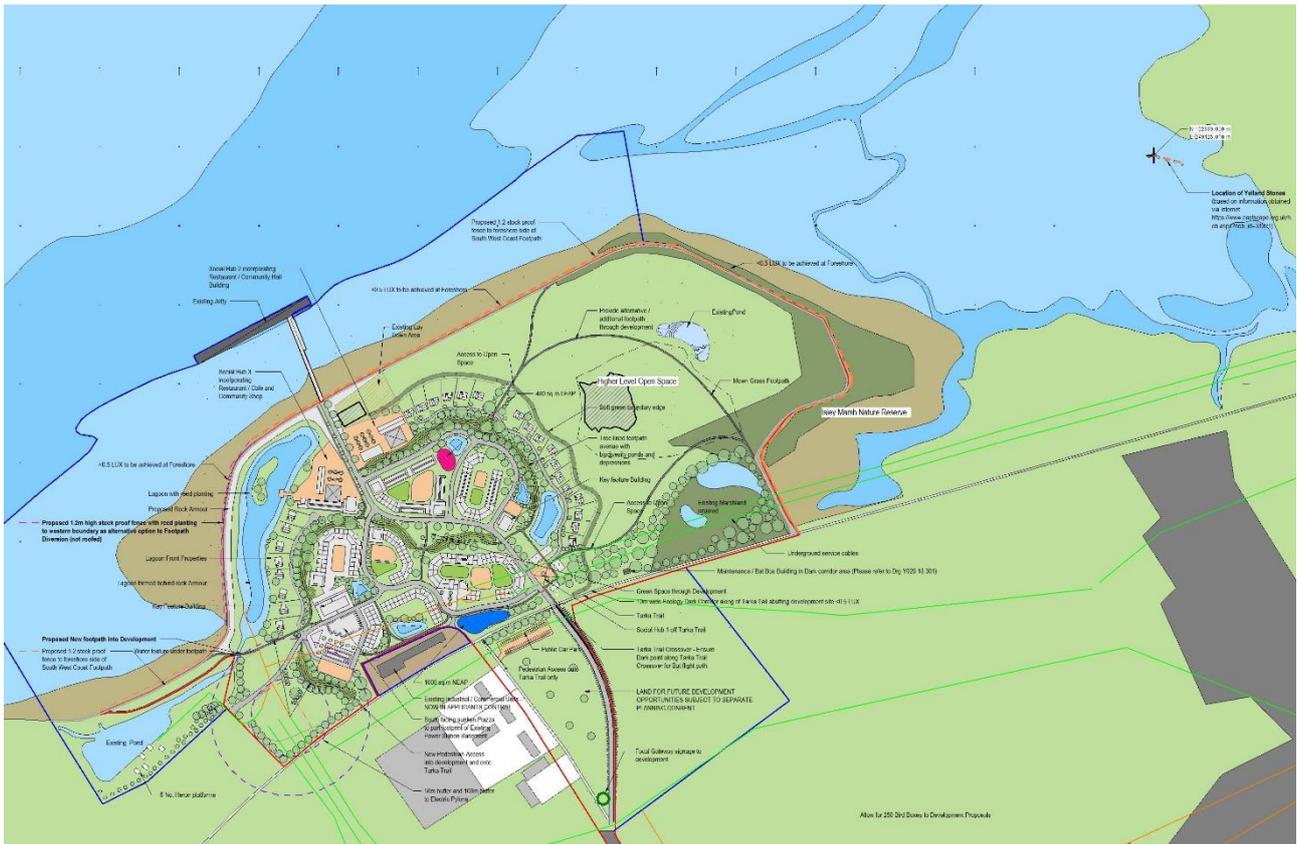
	Arboriculture / Archaeology Chapter of ES
South West Archaeology	Heritage Assessment Heritage Chapter of ES

Site Location Plan and Site Plan

Figure 1 Site Location Plan



Figure 2 - Masterplan



Approach to Assessment

Summary

- This outlines the strategy and format for the Environmental Statement
- This views the main consultees during the evolution of this document including;
 - North Devon Council
 - Devon County Council
 - Environment Agency
 - Natural England
 - RSPB
 - AONB
 - Environmental Health
- Outlines the formatting of the Environmental Statement

The Site and Surrounding Area

Summary

- Site Located at former coal fired Power Station at Yelland Quay
- Site Located Between Towns of Barnstaple and Bideford along B3233
- Largest Brownfield site in Northern Devon
- Development site located within a cluster of Commercial and Industrial buildings bridging the existing Tarka Trail
- Residential Development located within 100m



Figure 3 Site Location Plan (Google Earth)



Figure 4 Yelland Quay Power Station

The Description of the Proposed Development

Summary

- Development to be known as 'The Waterfront' Yelland Quay
- Hybrid Application with access work and raising of levels in detail
- 250 dwellings
- Community Building
- Restaurants
- Café
- Retail
- Open Space
- Inclusion of large water bodies to provide buffer to Overwintering birds to West of application site
- Edge Development 2-3 storeys
- Development further into site up to 5 storeys
- Proposed Tarka Trail Crossing

Planning Policy Position

Summary

- Site benefits from a Mixed-Use Allocation Adopted Local Plan 2011-2031 (Policy FRE02)
- Development meets the aspirations of the National Planning Policy Framework February 2019
- Site is on the Brownfield Register

Biodiversity

Summary

- The following surveys have been completed by EAD Ecology;
 - Habitat Survey
 - Botanical Survey
 - Hedgerow Survey
 - Invertebrate Survey
 - Reptile Survey
 - Breeding Bird Survey
 - Wintering Bird Survey
 - Badger Survey
 - Bat Survey
 - Dormouse Survey
 - Local Recreational Study
- Consultation has been undertaken with Natural England, RSPB, North Devon Council and the North Devon Biosphere Reserve to discuss the development proposals and agree mitigation / avoidance measures in respect of designated sites and protected and notable species.
- Key measures to avoid or mitigate potential negative effects, and provide biodiversity enhancement, would include:
 - Retention of existing semi-natural waterbodies
 - Minimum 60m setback of the built development from the overwintering bird roost to the northwest of the site.
 - Introduction of 220m bird screen to protect overwintering bird roost and fencing along the whole estuary frontage to deter access to the foreshore by people and dogs.
 - Proposed informal waterbodies.
 - Proposed native tree/scrub belt.
 - Proposed wildflower meadow.
 - Proposed bespoke bat roost building and minimum 250 bat boxes to be integrated into new buildings and on retained trees.
 - Protection of a 'dark' corridor across the Tarka Trail and along the estuary frontage.
 - Wardening for a minimum 25-year period to monitor the high tide roost and visitor use, and liaise with residents and visitors.
 - Proposed 5 no. heron platforms adjacent to western pond, and minimum 75 bird boxes integrated into new buildings and on retained trees.
 - Offsite habitat creation to offset loss within the development.
- Overall, the development would ensure that significant harm was avoided, and that long-term effects would be neutral or minor **positive**

Landscape and Visual Impact

Summary

- A total of 31 viewpoints were agreed with AONB during pre-application consultation
- Raising of Ground levels by up to 2.6m
- 60m setback to western edge
- Development seeks to protect the Riverbank and ridgelines from settlement intrusion and wherever possible keep the development below the heights of the existing tree line
- 1,2 storeys on the periphery to the south west, west, north, east and south east
- 3 – 6 storeys within the core
- Development setback provides a soft undeveloped edge to estuary
- Development opportunities are predominantly concentrated and contained to previously developed areas of the site
- Minor effects on the setting of the AONB
- Greatest effect on recreational users of the South West Coast Path

Archaeology and Cultural Heritage

Summary

- No pre-19th century remains have previously been identified within the site which is likely to have had a long history of agricultural use or was marshland
- There are no other known archaeological remains in the western parts of the site
- The existing Yelland Stones to the east of the site will be retained
- The loss of power station structures due to demolition and of potential sub-surface archaeological remains can be mitigated through investigation ahead of demolition and in advance of and during construction
- The potential adverse effect on the wider setting of both the Instow windmill and Appledore church and conservation area could be prevented by sensitive use of materials which help the distant development to blend in with the surrounding mixed landscape
- A small number of structures relating to the power station remain within the site and will be demolished as part of the proposals. In light of their limited local interest, suitable recording of their fabric ahead of demolition will reduce any adverse effect to negligible
- The power station's jetty will be retained and its long term future secured as part of the proposals and this represents a minor beneficial effect

Flood Risk Inc Water Resources and Water Quality

Summary

- Temporary detention basins to be provided through the construction process
- The proposed development will utilise SUD's and will remain private
- Attenuation basins will be proposed to improve the quality of the surface water runoff from the site
- Surface water drainage system to be designed to attenuate on site for up to the 1 in 100 year + 40% (climate change) rainfall event
- SWW have confirmed that the existing off-site foul sewage network has sufficient capacity to accommodate projected foul flows from the development
- Agreement with SWW to an adoptable foul pumping station to transfer flows to adopted network

Transport

Summary

- Impact of development on driver delay is to be minor given the proximity between Barnstaple and Bideford and the opportunity to use either route
- Additional junctions have been modelled in the surrounding area. These include:
 - A39 Westleigh
 - Fremington Army Camp
 - Cedar Roundabout
 - Sticklepath Hill / Bickington Road / Old Torrington Road Roundabout
- Proposed Junction improvements along the B3233 with dedicated right-hand turn lane into development
- Inclusion of three designated pedestrian crossings provide improved access for pedestrians and cyclists
- New improved access road into development with enhanced cycleway facilities.
- Good cycle links along Tarka Trail to wider facilities at Instow and Fremington
- A level of onsite amenities will reduce the need to use cars to travel to areas outside the development

Lighting Impact

Summary

- Lighting has been assessed against Environmental Zones E1 and E2.
- Lighting scheme will have minor effect / not significant
- Large parts of the site will remain unlit
- Lit signage will only be installed on the Hotel element of the proposal
- Dark Corridor maximum <0.5 lux along Tarka Trail
- Dark Corridor maximum <0.5 lux along South West Footpath
- Low Level downward bollard lighting utilised throughout the main development

Ground Conditions (Contamination)

Summary

- Phase 1: Preliminary Geotechnical and Contamination Assessment Report has been undertaken
- Phase 2: Preliminary Contamination Investigation and Environmental Assessment Report has been undertaken
- Phase 2: Exploratory Contamination Investigation and Environmental Assessment Report has been undertaken
- Ground Conditions Contamination Method Statement has also been produced
- Phase 1 Report outlined that all uses could be accommodated on the site without risk to human health and/or the water environment
- Phase 1 Report advised that there'd be no negative effects on human health especially because site levels are to be raised by 2m, no matter what use or uses the site is developed for, including residential uses
- Phase 2 report outlined key areas including:
 - Buried Asbestos within the footprint of former pump house which has been encapsulated in concrete
 - Hydrocarbons
 - Arsenic
 - Lead
- Phase 2 Additional Exploratory Contamination Investigation and Environmental Assessment Report
- The proposals to raise site levels by up to 2m alone will be enough to ensure the safety of end uses, with no additional measures required
 - Where there are areas of the site are to be filled by 1m or less of inert material, it is recommended that a capping layer be installed within all soft landscaped areas, to reduce exposure to acceptable levels and to enable healthy plant growth. It is currently considered that a minimum depth of 600mm of clean, inert subsoil (typically 450mm in depth) and topsoil (typically 150mm in depth) within these areas of the site would be acceptable.
- The cover system within affect soft landscaped areas will be underlain by a geotextile membrane, to act as a visual marker to discourage excavation and to prevent mixing of the clean soil with underlying contaminated soils.

Noise

Summary

- Three noise assessments have been carried out (July 2015, May 2017 and August 2018)
- A Noise assessment was carried out in October 2015 regarding the Boat Arrival and Unloading noise
- Construction noise predictions have also been predicted.
- Noise levels during construction period over SSSI could be potentially significant. As a result of this an acoustic 2.5m high fence will be erected around the site to mitigate the noise disturbance from the effects of noise construction
- Construction traffic deemed a negligible impact on the locality
- Construction vibration deemed a negligible impact on the locality
- Standard Double-Glazed units for residential dwellings are proposed
- Outdoor noise levels area acceptable for outdoor living areas
- Boat Activities acceptable to residential users

Air Quality

Summary

- All results were negligible apart from one receptor along Bickington Road which was classed as 'slight'
- CEMP should include outline measures for:
 - Wheel washing to reduce dust emissions
 - Equipment to be fitted with dust suppression techniques
 - Enclosed chutes to covered skips
 - Avoid bonfires
 - Water assisted dust sweepers to access roads
- An assessment of the potential impacts during the construction phase has been carried out. This has shown that impacts associated with vehicle emissions are predicted to be not significant.

Arboriculture

Summary

- All trees on site classed as 'C' category (The lowest Category)
- G1 are subject to a TPO as classed as landscape feature
- G3 trees (nearest existing jetty) are to be removed as part of the development
- G4 and G5 are also to be removed
- G1 will be subject to localised removal of trees to facilitate the new access across the Tarka Trail
- Enhanced landscape improvements throughout the development will mitigate the loss and provide an enhancement on the development

Cumulative Effects

Summary

- Cumulative Effects on development at Yelland Quay on the following surrounding developments:
 - West Yelland (David Wilson Homes)
 - Allenstyle
 - Sampson's Plantation Phase 2
 - North Lane
 - Mead Park
 - Fremington Army Camp
- Development at West Yelland screens Yelland Quay when viewed from B3232
- There are no significant cumulative impacts as a result of this development on the surrounding developments.

Social Impacts on Local Population

Summary

- Delivery of 250 new homes
- Build out period between 5-15 years to mitigate impact on local network
- Aging demographic in Fremington / Yelland – The Waterfront provides an opportunity for younger people to continue to live or move into the area
- Proposal for a new Social Hub along the Tarka Trail
- Proposed community facilities
- Job Creation for local people
- Open Space provision
- Equipped Play Space provision

Economic Impacts

Summary

- Construction Costs circa £54 million
- 305 Construction jobs over lifetime of the construction process
- Earnings of over £9M throughout construction process
- GVA of more than £20M throughout construction process
- 200 FTE jobs as a result of the development
- Earnings of over £5M throughout operation of development site
- Operational GVA of £9M per year

Summary of Residual Effects and Mitigation

Summary

- It can be concluded that the development at Yelland Quay will not have a detrimental effect on the wider locality.
- It can also be noted that the landscape impact is considered low when assessed
- The development will actually provide a number of positive impacts within the immediate a wider locality around these four key areas, with ground conditions and biodiversity being the areas of positive impact.