

A63 Castle Street Improvements, Hull Environmental Statement

**Volume 3 Appendix 16.1
COMBINED AND CUMULATIVE EFFECTS –
STAGE 2 SCREENING**

**TR010016/APP/6.3
HE514508-MMSJV-EGN-S0-RP-LE-000052
6 September 2018**

A63 Castle Street Improvements, Hull

Environmental Statement

Appendix 16.1 Stage 2 screening

Revision Record						
Rev No	Date	Originator	Checker	Approver	Status	Suitability
P01.1	21.05.18	M Murphy	M Roberts	J McKenna	S0	For review
P01	31.07.18	M Murphy	M Roberts	J McKenna	S4	Shared
P02	06.09.18	M Murphy	M Roberts	J McKenna	S4	Shared

This document has been prepared on behalf of Highways England by Mott MacDonald Sweco JV for Highways England's Collaborative Delivery Framework (CDF). It is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose. Mott MacDonald Sweco JV accepts no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

This document contains confidential information and proprietary intellectual property. It should not be shown to other parties without consent from Highways England.

Prepared for:

Highways England
Lateral
8 City Walk
Leeds
LS11 9AT

Prepared by:

Mott MacDonald Sweco JV
Stoneham Place, Stoneham Lane
Southampton, Hampshire
SO50 9NW

Stage 2 Screening

ID	Application reference	Distance from Scheme (m)	Total size	Land use type*	Tier	Uncertainty	Overlapping ZOI												Shortlist
							Cultural heritage		Landscape		Ecology and nature conservation		Road drainage and the water environment		People and communities		Effects on all travellers		
							Const.	Oper.	Const.	Oper.	Const.	Oper.	Const.	Oper.	Const.	Oper.	Const.	Oper.	
1	Humber Quays	0	200	Residential Units	3	Reasonably foreseeable	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	No
2	Fruit Market	0	4,000m ² 3,000m ² 100 bed 297	B1 Offices B2 Workspace Hotel Residential Units	3	Residential units, near certain . B1 more than likely. Remainder, Reasonably foreseeable	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Yes
3	Myton Street	0	9,266m ² 120 bed 13,000m ²	Leisure D1/D2 Hotel Retail	3	Leisure D1/D2 near certain . Hotel more than likely, and retail reasonably foreseeable.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Yes
4	East Bank	167	850 2,200m ²	Residential Units B1	3	Reasonably foreseeable	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	No
5	Albion Square	0	17,200m ² 8,338m ² 270	Retail Ice Arena Residential Units	3	Residential part of development near certain	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Yes
6	Trinity Quays	335	100	Residential	3	Reasonably foreseeable	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	No
7	18 Ferensway (former Lexington Ave)	182	159	Educational establishment	3	Near certain	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Yes
8	UTC, John St.	410	5,056m ²	Residential	3	Near certain	X	X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Yes
9	Alexandra Dock - LDO	489	4,1600m ²	B1/B2/B8	3	Near certain	X	X	X	X	✓	✓	✓	✓	X	X	X	X	Yes
10	Queen Elizabeth Dock (North) - LDO	4,158	9,0643m ²	B2	3	More than likely	X	X	X	X	X	X	X	X	X	X	X	X	No
11	Queen Elizabeth Dock (South) - LDO	3,835	58,500m ²	B2	3	More than likely	X	X	X	X	✓	✓	X	X	X	X	X	X	Yes
12	Keystore	593	2,680m ²	B2	3	Near certain	X	X	✓	✓	✓	✓	✓	✓	X	X	X	X	Yes
14	Burma Drive - Phase 2	2,249	8,845 m ² 4,355 m ²	B1b / B1c / B2 / B8	3	Near certain	X	X	X	X	✓	✓	X	X	X	X	X	X	Yes
15	Elba Street	3,132	9,210m ²	B1 / B2 / B8	3	Reasonably foreseeable	X	X	X	X	✓	✓	X	X	X	X	X	X	No
16	Valletta Street	3,473	3.2ha	B1/B2	3	Reasonably foreseeable	X	X	X	X	✓	✓	X	X	X	X	X	X	No
19	Paull LDO	5,656	239,000m ²	B2	3	More than likely	X	X	X	X	X	X	X	X	X	X	X	X	No
22	Newington and St Andrews	1,121	934	Residential Units	3	Near Certain	X	X	X	X	✓	✓	✓	✓	X	X	X	X	Yes
23	Calvert Lane	2,541	166	Residential Units	3	More than likely	X	X	X	X	✓	✓	X	X	X	X	X	X	Yes
26	St. Andrews Dock	127	8,725m ²	B1	3	Reasonably foreseeable	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	No
27	Fenners Marfleet Avenue	2,682	1,070m ² 129	A1 / A3 Residential Units	3	Near certain	X	X	X	X	✓	✓	X	X	X	X	X	X	Yes

ID	Application reference	Distance from Scheme (m)	Total size	Land use type*	Tier	Uncertainty	Overlapping ZOI												Shortlist
							Cultural heritage		Landscape		Ecology and nature conservation		Road drainage and the water environment		People and communities		Effects on all travellers		
							Const.	Oper.	Const.	Oper.	Const.	Oper.	Const.	Oper.	Const.	Oper.	Const.	Oper.	
28	Marfleet Lane (On land W of Marfleet Lane)	2,869	6,000	B2/B8	3	Reasonably foreseeable	X	X	X	X	✓	✓	X	X	X	X	X	X	No
30	Holderness Road (AAP) - Refer to HCC Website	377	1,885	Residential Units	3	Near Certain	X	X	X	X	✓	✓	✓	✓	X	X	X	X	Yes
31	Reckitts (Extension)	1,495	12,611m ²	B1(b)	3	Near Certain	X	X	X	X	✓	✓	✓	✓	X	X	X	X	Yes
32	Siemens training facility	808	2,852m ²	D1 education and training	3	More than likely	X	X	X	X	✓	✓	✓	✓	X	X	X	X	Yes
33	Rix Rd / Stoneferry Rd	2451	4.85ha	B8	3	Reasonably foreseeable	X	X	X	X	✓	✓	X	X	X	X	X	X	No
34	KIBP, Hedon Rd	4206	0.85ha	B1	3	Reasonably foreseeable	X	X	X	X	X	X	X	X	X	X	X	X	No
35	St. Mark's St	783	1.14ha	B2/B8	3	Reasonably foreseeable	X	X	✓	✓	✓	✓	✓	✓	X	X	X	X	No
36	Ashcourt	1668	2.06ha	B1 a anc.	3	Reasonably foreseeable	X	X	X	X	✓	✓	✓	✓	X	X	X	X	No
37	East End Priory Pk	182	6,686m ²	B1/B2/B8	3	More than likely	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Yes
38	Priory Park	784	1,302m ²	B1	3	More than likely	X	X	✓	✓	✓	✓	✓	✓	X	X	X	X	Yes
39	Banner Court	288	1,480m ²	B1/B2/B8	3	More than likely	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Yes
40	Indivior	780	5,016m ²	B1	3	Reasonably foreseeable	X	X	✓	✓	✓	✓	✓	✓	X	X	X	X	No
41	Arco	13	26,362m ²	B8	3	Reasonably foreseeable	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	No
42	Priory Pk opp Saltmarsh Ct	329	1,820m ²	B1/B2/B8	3	More than likely	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Yes
43	Freightliner Rd (Cavaghan & Gray)	760	5,000m ²	B2/B8	3	Hypothetical	X	X	✓	✓	✓	✓	✓	✓	X	X	X	X	No
44	Wassand st/Walcott St	105	0.63ha	B1	3	Reasonably foreseeable	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	No
45	King William House	65	30 1,623m ²	Residential A1/A3/A4/A5	3	Near certain	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Yes
46	West Bank -Local Plan Ref 398	1,704	64	Residential	3	Reasonably foreseeable	X	X	X	X	✓	✓	✓	✓	X	X	X	X	No
47	West Bank Local Plan Ref 399	1,707	33	Residential	3	More than likely	X	X	X	X	✓	✓	✓	✓	X	X	X	X	Yes
48	West Bank Local Plan Ref 400	1,716	64	Residential	3	More than likely	X	X	X	X	✓	✓	✓	✓	X	X	X	X	Yes
49	Lidl Freightliner Rd	506	2,470m ²	A1	3	Near certain	X	X	✓	✓	✓	✓	✓	✓	X	X	X	X	Yes
50	Littlefair Road	2,099	167m ² 1,700m ²	A1/A3 B2/B8	3	More than likely	X	X	X	X	✓	✓	X	X	X	X	X	X	Yes
51	Land South of Hedon Rd, SE Marfleet Rabt	2,771	0.43ha	B2/B8	3	Reasonably foreseeable	X	X	X	X	✓	✓	X	X	X	X	X	X	No
52	Foster St. (former FCC)	1,806	12,000m ²	B2/B8	3	Reasonably foreseeable	X	X	X	X	✓	✓	✓	✓	X	X	X	X	No
53	Chapman Street	1,000	3,268ha	B1/B2/B8	3	Reasonably foreseeable	X	X	X	X	✓	✓	✓	✓	X	X	X	X	No
54	Former Police Station	336	86	Residential	3	Near certain	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Yes
55	Kingston Parklands Business Park	1,744	3,904m ² 14,396m ²	B1(b) / B1 (c) B2 / B8	3	Near certain	X	X	X	X	✓	✓	✓	✓	X	X	X	X	Yes

ID	Application reference	Distance from Scheme (m)	Total size	Land use type*	Tier	Uncertainty	Overlapping ZOI												Shortlist
							Cultural heritage		Landscape		Ecology and nature conservation		Road drainage and the water environment		People and communities		Effects on all travellers		
							Const.	Oper.	Const.	Oper.	Const.	Oper.	Const.	Oper.	Const.	Oper.	Const.	Oper.	
56	Former Bird's Eye	514	20,000m ²	B1/B2/B8	3	Reasonably foreseeable	X	X	✓	✓	✓	✓	✓	✓	X	X	X	X	No
57	National Grid site	2,463	13.5m ²	B1/B2	3	Reasonably foreseeable	X	X	X	X	✓	✓	X	X	X	X	X	X	No

* Land Use Classes

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. This Order is periodically amended and available on their website¹.

Part A

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
- **A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as “sui generis” uses (see below).
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs) including drinking establishments with expanded food provision.
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises

Part B

- **B1 Business** - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
- **B2 General industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- **B8 Storage or distribution** - This class includes open air storage.

Part C

- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- **C3 Dwelling/houses** - this class is formed of 3 parts:
 - C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
 - C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
 - C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
- **C4 Houses in multiple occupation** - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

¹ The Town and Country Planning (Use Classes) Order 1987. Available online at: https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

Part D

- **D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres.
- **D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

A63 Castle Street Improvements, Hull Environmental Statement

**Volume 3 Appendix 16.2
COMBINED AND CUMULATIVE EFFECTS –
SHORTLIST: DEVELOPMENT TYPE**

**TR010016/APP/6.3
HE514508-MMSJV-EGN-S0-RP-LE-000053
6 September 2018**

A63 Castle Street Improvements, Hull

Environmental Statement

Appendix 16.2 Shortlist: development type

Revision Record						
Rev No	Date	Originator	Checker	Approver	Status	Suitability
P01.1	21.05.18	M Murphy	M Roberts	J McKenna	S0	For review
P01	06.09.18	M Murphy	M Roberts	J McKenna	S4	Shared

This document has been prepared on behalf of Highways England by Mott MacDonald Sweco JV for Highways England's Collaborative Delivery Framework (CDF). It is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose. Mott MacDonald Sweco JV accepts no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

This document contains confidential information and proprietary intellectual property. It should not be shown to other parties without consent from Highways England.

Prepared for:
Highways England
Lateral
8 City Walk
Leeds
LS11 9AT

Prepared by:
Mott MacDonald Sweco JV
Stoneham Place, Stoneham Lane
Southampton
Hampshire
SO50 9NW

Shortlist: Development type

ID	Name	Distance from the Scheme	Description
2	Fruit Market	0m	The footprint of the expected construction and operational boundary of the Scheme and the development overlap on Blackfriargate. The development consists of residential units, offices and a hotel. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
3	Myton Street	0m	The footprint of the expected construction boundary of the Scheme and the development overlap on Myton St, Osborne St and Waterhouse Ln. The development consists of a hotel, leisure and retail property. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
5	Albion Square	0m	The footprint of the expected construction boundary of the Scheme and the development overlap on Carr Ln. The development consists of a retail, ice arena, residential. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
7	18 Ferensway (former Lexington Ave)	182m	The ZOIs of the Scheme and the development overlap to the north of the Scheme. The development consists of a hotel. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
8	UTC, John St.	410m	The ZOIs of the Scheme and the development overlap to the north-east of the Scheme. The development consists of an educational establishment. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
9	Alexandra Dock - LDO	489m	The Ecology and RDWE ZOIs of the Scheme and the development overlap to the east of the Scheme. The development type is for business, general industrial and storage/distribution property. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
11	Queen Elizabeth Dock (South) - LDO	3,835m	The Ecology ZOI of the Scheme and the development overlap to the east of the Scheme. The development type is for general industrial property. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
12	Keystore	593m	The ZOIs of Landscape, Ecology and RDWE the Scheme and the development overlap to the east of the Scheme. The development type is for general industrial property. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
14	Burma Drive - Phase 2	2,249m	The Ecology ZOI of the Scheme and the development overlap to the east of the Scheme. The development type is for business, general industrial and storage/distribution property. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
22	Newington and St Andrews	1,121m	The Ecology and RDWE ZOIs of the Scheme and the development overlap to the west of the Scheme. The development consists of residential properties. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
23	Calvert Lane	2,541m	The Ecology ZOI of the Scheme and the development overlap to the west of the Scheme. The development consists of residential properties. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
27	Fenners Marfleet Avenue	2,682m	The Ecology ZOI of the Scheme and the development overlap to the east of the Scheme. The development consists of residential properties and shops/restaurant space. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
30	Holderness Road (AAP) - Refer to HCC Website	377m	The Ecology and RDWE ZOIs of the Scheme and the development overlap to the east of the Scheme. The development consists of residential properties. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
31	Reckitts (Extension)	1,495m	The Ecology and RDWE ZOIs of the Scheme and the development overlap to the north-east of the Scheme. The development type is for businesses - offices (other than those that fall within A2), research and development of products and processes, light

ID	Name	Distance from the Scheme	Description
			industry appropriate in a residential area. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
32	Siemens training facility	808m	The Ecology and RDWE ZOIs of the Scheme and the development overlap to the east of the Scheme. The development consists of a non-residential education and training. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
37	East End Priory Pk	182m	The ZOIs of the Scheme and the development overlap to the west of the main body of the Scheme. The development consists of residential properties and shops/restaurant space. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
38	Priory Park	784m	The ZOIs of Landscape, Ecology and RDWE the Scheme and the development overlap to the west of the Scheme. The development type is for businesses - offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
39	Banner Court	288m	The ZOIs of the Scheme and the development overlap to the west of the main body of the Scheme. The development consists of residential properties and shops/restaurant space. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
42	Priory Pk opp Saltmarsh Ct	329m	The ZOIs of the Scheme and the development overlap to the west of the main body of the Scheme. The development consists of residential properties and shops/restaurant space. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
45	King William House	65m	The ZOIs of the Scheme and the development overlap to the east of the Scheme. The development consists of shops, restaurant and drinking establishment space. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
47	West Bank Local Plan Ref 399	1,707m	The Ecology and RDWE ZOIs of the Scheme and the development overlap to the north of the Scheme. The development consists of residential properties. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
48	West Bank Local Plan Ref 400	1,716m	The Ecology and RDWE ZOIs of the Scheme and the development overlap to the north of the Scheme. The development consists of residential properties. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
49	Lidl Freightliner Rd	506m	The ZOIs of Landscape, Ecology and RDWE the Scheme and the development overlap to the west of the main body of the Scheme. The development type is for shops. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
50	Littlefair Road	2,099m	The Ecology and RDWE ZOIs of the Scheme and the development overlap to the east of the Scheme. The development type is for general industrial and storage/distribution property and space for shops/restaurants. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
54	Former Police Station	336m	The ZOIs of the Scheme and the development overlap to the north-east of the Scheme. The development residential properties. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.
55	Kingston Parklands Business Park	1,744m	The ZOIs of the Scheme and the development overlap to the north-east of the Scheme. The development residential properties. No significant impacts from the Scheme are reported in the area where the ZOIs overlap.