

Supplementary Paper to Development Plan Panel Report (6th January 2015)

Sustainability Appraisal of Site Allocations Plan & Aire Valley Area Action Plan

Paragraph 4.5 of the report to the Development Plan Panel refers to the Sustainability Appraisal (SA) work underway to inform the preparation of the Site Allocations Plan. This supplementary paper provides the revised scoring criteria used to assess the proposed housing, employment and retail sites against the 22 SA objectives. Schedules are attached for the proposed employment and retail sites in the Site Allocations Plan. The work is nearing completion and the schedules provide an indication of the current status of the sites in terms of their SA assessment in preparation for the SA of the publication draft in 2015.

The schedules for the employment sites in the Aire Valley Area Action Plan considered by Development Plan Panel on the 16th December are also provided.

Scoring Criteria for Assessing Sites against the SA objectives (December 2014)

SA Objective	Assumptions Used	Scoring
SA1 Employment	Based on the location and existing use of the site.	<p><u>Proposed Employment Use</u></p> <ul style="list-style-type: none"> + Proposed use will create new employment ○ Existing employment use on site <p><u>Proposed Retail Use</u></p> <ul style="list-style-type: none"> + Proposed use will create new employment ○ Existing employment use on site <p><u>Proposed Housing Use</u></p> <ul style="list-style-type: none"> ○ All sites except existing employment use on site - Existing employment use -- If single employment site in a smaller settlement.
SA2 Economic growth	Based on the location and existing use of the site	<p><u>Proposed Employment Use</u></p> <ul style="list-style-type: none"> ++ Proposed use will create new employment (City Centre or Town Centre location) + Proposed use will create new employment ○ Existing employment use on site <p><u>Proposed Retail Use</u></p> <ul style="list-style-type: none"> + Proposed use will create new employment ○ Existing employment use on site <p><u>Proposed Housing Use</u></p>

		<ul style="list-style-type: none"> ○ All sites except existing employment use - Existing employment use -- If single employment site in a smaller settlement
SA3 Education	<p>Based on accessibility of site to existing primary and secondary schools (data provided by WY Combined Authority) The assessment does not consider the capacity of existing schools to accommodate new pupils. Comments will be provided separately by Childrens Services on school capacity. Large sites (800+ units) could accommodate new school on site.</p>	<ul style="list-style-type: none"> + All site within accessibility zones for primary (20 min walk) and secondary education (30 min walk) ○ Partly within accessibility zones for primary and secondary education. - Outside accessibility zones for primary and secondary education <p><u>Proposed Employment or Retail Use</u></p> <ul style="list-style-type: none"> ○ Employment or retail site
SA4 Health	<p>Based on accessibility of site to existing primary health facilities (data provided by WY Combined Authority to LCC highways) The assessment does not consider the capacity of existing health facilities to accommodate new patients. Comments will be provided separately by health consultees.</p>	<ul style="list-style-type: none"> + All site within accessibility zone for primary health facilities (20 min walk) ○ Partly within accessibility zone. - Outside accessibility zone <p><u>Proposed Employment or Retail Use</u></p> <ul style="list-style-type: none"> ○ Employment or retail site
SA5 Crime	<p>Outside of the scope of the Site Allocations document to determine the implications for crime arising from a site's development.</p>	<ul style="list-style-type: none"> ○ All sites
SA6 Culture, leisure & recreation	<p>Based on the location in terms of centres and therefore the proximity to cultural and leisure facilities. Consider the size of the site and impact on existing facilities.</p>	<ul style="list-style-type: none"> ++ Near/in the city centre + Near/in a town centre ○ Site not near or in a centre but reasonably accessible - Not near or in a centre -- Loss of existing leisure facility <p><u>Proposed Employment or Retail Use</u></p> <ul style="list-style-type: none"> ○ Employment or retail site
SA7 Housing	<p>All housing sites will score favourably</p>	<ul style="list-style-type: none"> + All sites considered for housing. - Employment or retail site
SA8 Community	<p>Outside the scope of the Site Allocations document to determine the implications for social inclusion</p>	<ul style="list-style-type: none"> + Good access to existing services in the City Centre or Town Centres ○ Remaining sites

participation	and community participation. However if large site may be potential to provide new facilities on site	O? Large site which could potentially accommodate new facilities on site - Poor access to existing services <u>Proposed Employment or Retail Use</u> O Employment or retail site
SA9 Community cohesion	Consider the relationship of the site to the existing area, eg scale of site in relation to the scale of the existing settlement	O Site size considered to be in scale with settlement scale - Site is out of scale with settlement scale or loss of existing community facility (eg sports club, allotments) -- Site size is considered to be significantly out of scale with settlement scale
SA10 Greenspace	SA scoring based on assessment of accessibility of sites to existing greenspace using accessibility standards in Core Strategy (Policy G3). Scores reflect whether a site falls within the accessibility threshold for each greenspace type. The scores are the number of greenspace type thresholds a site falls within	++ Access to 8-9 typologies + Access to 6-7 typologies O Access to 4-5 typologies - Access to 2-3 typologies -- Access to 0-1 typologies -- Existing greenspace use on site <u>Proposed Employment or Retail Use</u> O Employment or retail site
SA11 Greenfield or brownfield	Consider existing greenfield / brownfield status of the site	+ + Derelict brownfield site + Occupied brownfield site - Part greenfield and brownfield site -- Greenfield site
SA12 Biodiversity or geological intestes	Based on ecology comments	O Support - Support with mitigation -- No support
SA13 Greenhouse emissions	Based on accessibility assessment provided by LCC Highways	+ + Rank 5 + Rank 4 O Rank 3 - Rank 2 -- Rank 1
SA14 Flood risk	Data from Leeds Strategic Flood Risk Assessment and Environment Agency	+ + Flood Zone 1 and brownfield + Flood Zone 1 and greenfield O Flood Zone 2 and brownfield - Flood Zone 2 and greenfield - Flood Zone 3 and brownfield -- Flood Zone 3 and greenfield
SA15	Based on LCC Highways	+ + Rank 5

Transport network	comments on accessibility, site access and local network capacity	+ Rank 4 ○ Rank 3 - Rank 2 -- Rank 1
SA16 Local needs met locally	Based on accessibility assessment provided by LCC Highways (using Core Strategy) NB Where a site is very large potentially scope to accommodate new services on site	+ + Rank 5 + Rank 4 ○ Rank 3 - Rank 2 -- Rank 1
SA17 Waste	Based on waste sites designated in the Natural Resources and Waste DPD.	○ All other sites - Site lies within 100m of a designated waste site -- Designated waste site
SA18 Pollution	Subdivide SA18 into 3 to consider whether site affected by air quality designations, HSE Major Hazard Zone or is a contaminated site	
SA18 A	Contaminated Land	+ Contaminated site ○ Uncontaminated site
SA18 B	Air Quality	○ Site not within Air Quality Management Area or Area of Concern - Site within Air Quality Management Area or Area of Concern
SA18 C	HSE Major Hazard Zone	○ Site not within HSE Major Hazard Zone - Site within HSE Major Hazard Zone
SA19 Landscape	Guided by extent of woodland coverage and number of hedges and other landscape features Does the site fall within a Special Landscape Area or include a Tree Preservation Order	○ No existing landscape features or feature could be retained - Woodland coverage and hedges or attractive landscape which would be lost -- Special Landscape Area / Tree Preservation Order
SA20 Local distinctiveness	Consider scale of site in relation to existing settlement and whether it would it change the distinctiveness of the settlement.	+ Existing unattractive brownfield site. ○ Brownfield site, but not unattractive; greenfield site in scale with settlement; greenfield site where development could still maintain distinctiveness - Large Greenfield site, out of character with settlement
SA21	Consider if site would affect a heritage asset. Defined by NPPF	0 Site does not contain/is not within or adjacent to a heritage asset (100m)

Historic environment	as Listed Building, Conservation Area, Registered Park & Garden, Schedule Ancient Monument (Class I and I) and Registered Battlefield. 100m buffer zone from site to heritage asset.	U Site contains/ is within or adjacent to a heritage asset (100m) - uncertain effect
SA22 Energy and natural resources	Subdivide SA22 into 3 to consider whether site affected by agricultural land classification, Areas of Search for Wind, minerals designation and water resources	
SA22 A	Agricultural Land	<input type="radio"/> Non-agricultural land <input type="radio"/> Agricultural land Grade 3b or 4 <input type="radio"/> Agricultural land Grade 1, 2, 3 or 3a
SA22 B	Area of Search for Wind Energy	<input type="checkbox"/> Site within Area of Search for Wind Energy <input type="radio"/> Site not within Area of Search for Wind Energy
SA22 C	Water Resources For employment uses, consideration of Environment Agency's information on restricted water availability.	<u>Proposed Retail or Housing Use</u> <input type="radio"/> All retail and housing sites <u>Proposed Employment Use</u> <input type="radio"/> All other employment sites <input type="radio"/> Area with restricted water available for licensing for employment use <input type="radio"/> Area where water not available for licensing for employment use
SA22 D	Mineral Resources. Based on designated minerals sites in the Natural Resources & Waste DPD	<input type="checkbox"/> Site within the Sand and Gravel Mineral Safeguarding Area; or Surface Coal Mineral Safeguarding Area, (policy MINERALS 2 & 3) <input type="radio"/> All other sites <input type="radio"/> Site lies within buffer zone of a designated minerals site <input type="radio"/> Site allocated or safeguarded for mineral extraction; or preferred areas for stone or clay extraction; areas of search for sand and gravel; Safeguarded Minerals Processing sites; or Safeguarded Railway Sidings and Canal Wharves (policies MINERALS 4-7 and MINERALS 12 and emerging MINERALS 13).