

Addendum to Development Plan Panel of 10th January 2017

Site Allocations Plan public consultation on Revised Publication Draft proposals for Outer North East Housing Market Characteristic Area: Outcomes & proposed Pre-submission Changes; further pre-submission changes to rest of the SAP

Appendix 5: Sustainability Appraisal for proposed new sites in Outer NE (and changes to the rest of the SAP)

The Development Plan Panel report referred to the update of the Sustainability Appraisal (SA) at paragraph 4.30-4.31. The report should have referred to Appendix 5 (not Appendix 4).

The tables provided at Appendix 5 (separated into Appendix 5i and 5ii) only form part of the changes to the SA subsequent to the Publication draft consultation in 2015 and the Revised Publication draft for the Outer North HMCA in 2016. For clarification, the main changes to the SA are itemised briefly below.

- i) SA Report revised to include an update since the 2015 Publication draft and 2016 Revised Publication draft and changes to assessment of sites for highways and accessibility (Table 3 in Section 4) and SA scoring criteria (Table 4 in Section 4);
- ii) Summary of consultation responses to 2015 Publication draft and 2016 Revised Publication draft and officer response and any changes to the SA thereafter (Appendix 4 & 5 to SA Report);
- iii) Assessment of Proposed Pre-Submission Changes to SAP to assess whether changes to SA required (Appendix 6);
- iv) Revisions to Baseline information to include revised maps showing heritage assets (Appendix 8);
- v) Revision to SA Framework in response to Coal Authority representation on land instability (Appendix 9);
- vi) Revised SA of proposed allocations, safeguarded sites and sites not proposed for allocation (Appendix 10 & 11) including new site submissions;
- vii) Revised assessment of proposed policies to include policy for Parlington (Appendix 12);
- viii) Revised summary of effects table reflecting changes to proposed allocations and statutory consultee responses (Appendix 13);
- ix) Revised mitigation measures table reflecting responses from statutory consultees (Appendix 14)

For Panel members information the SA scoring criteria used to assess the sites listed in Appendix 5i & 5ii of the Development Panel report is reproduced below in order to understand the colour coding (SA scores) shown in the tables:

Scoring criteria of sites applying SA objectives

SA Objective	Assumptions Used	Scoring
SA1 Employment	Based on the location and existing use of the site.	<u>Proposed Employment Use</u> + Proposed use will create new employment O Existing employment use on site

		<p><u>Proposed Housing Use</u></p> <ul style="list-style-type: none"> O 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 O Existing employment use on site <p><u>Proposed Housing Use</u></p> <ul style="list-style-type: none"> O All sites except existing employment use - Existing employment use -- If single employment site in a smaller settlement
SA3 Education	Based on accessibility of site to existing primary and secondary schools (data provided by West Yorkshire Combined Authority). The assessment does not consider the capacity of existing schools to accommodate new pupils. The Infrastructure Background Paper includes consideration of schools capacity. Large sites (750+ units) could accommodate new school on site.	<ul style="list-style-type: none"> + All site within accessibility zones for primary (20 min walk) and secondary education (30 min walk) O Partly within accessibility zones for primary and secondary education. - Outside accessibility zones for primary and secondary education <p><u>Proposed Employment Use</u></p> <ul style="list-style-type: none"> O Employment site
SA4 Health	Based on accessibility of site to existing primary health facilities (data provided by West Yorkshire Combined Authority) The assessment does not consider the capacity of existing health facilities to accommodate new	<ul style="list-style-type: none"> + All site within accessibility zone for primary health facilities (20 min walk) O Partly within accessibility zone. - Outside accessibility zone <p><u>Proposed Employment Use</u></p> <ul style="list-style-type: none"> O Employment site

	patients. The Infrastructure Background Paper includes consideration of healthcare.	
SA5 Crime	Outside of the scope of the Site Allocations document to determine the implications for crime arising from a site's development.	O All sites
SA6 Culture, leisure & recreation	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.	<u>Proposed Housing Use</u> ++ Near/in the City Centre + Near/in a Town Centre O Site not near or in a centre but reasonably accessible - Not near or in a centre -- Loss of existing leisure facility <u>Proposed Employment Use</u> O Employment site
SA7 Housing	All housing sites will score favourably	+ All sites considered for housing. - Employment or retail site
SA8 Community participation	Outside the scope of the Site Allocations document to determine the implications for social inclusion and community participation. However if large site may be potential to provide new facilities on site	<u>Proposed Housing Use</u> + Good access to existing services in the City Centre or Town Centres O Remaining sites O? Large site which could potentially accommodate new facilities on site - Poor access to existing services <u>Proposed Employment Use</u> O Employment 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	Scoring based on accessibility to existing	<u>Proposed Housing Use</u> ++ Access to 6 typologies

Greenspace	<p>greenspace using standards set by Core Strategy Policy G3. The scores reflect the accessibility of each site to each greenspace type listed by Policy G3. This scoring is overridden by sites in existing greenspace use which are scored double negative. Information on the approach to greenspace provision is set out in the Greenspace Background Paper</p>	<ul style="list-style-type: none"> + Access to 5 typologies O Access to 3-4 typologies - Access to 2 typologies -- Access to 0-1 typologies -- Existing greenspace use on site <p><u>Proposed Employment Use</u></p> <ul style="list-style-type: none"> O Employment site -- Existing greenspace use on site
SA11 Greenfield or brownfield	Consider existing greenfield / brownfield status of the site	<ul style="list-style-type: none"> ++ Derelict brownfield site + Occupied brownfield site - Part greenfield and brownfield site -- Greenfield site
SA12 Biodiversity or geological interests	Based on ecology comments	<ul style="list-style-type: none"> O Support - Support with mitigation -- No support
SA13 Greenhouse emissions	Based on accessibility assessment provided by LCC Highways	<ul style="list-style-type: none"> ++ Score 5 + Score 4 O Score 3 - Score 2 -- Score 1
SA14 Flood risk	Data from Leeds Strategic Flood Risk Assessment and Environment Agency	<ul style="list-style-type: none"> ++ 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 Transport network	Based on LCC Highways comments on accessibility, site access and local network capacity	<ul style="list-style-type: none"> ++ Score 5 + Score 4 O Score 3 - Score 2 -- Score 1
SA16 Local needs met locally	<p>Based on accessibility assessment provided by LCC Highways (using Core Strategy)</p> <p>NB Where a site is very large potentially scope to accommodate new services</p>	<ul style="list-style-type: none"> ++ Score 5 + Score 4 O Score 3 - Score 2 -- Score 1

	on site	
SA17 Waste	Based on waste sites designated in the Natural Resources and Waste Local Plan.	<ul style="list-style-type: none"> O All other sites - Site lies within 100m of a designated waste site -- Designated waste site
SA18 Pollution	Subdivide SA18 into 3 parts (SA18A-D) to consider whether site is contaminated land, sensitive to air quality, affected by HSE Major Hazard Zone or land instability	
SA18 A	Contaminated Land based on historic records of sites	<ul style="list-style-type: none"> + Potentially contaminated site O Uncontaminated site
SA18 B	Air Quality criteria agreed in discussion with Environmental Health	<ul style="list-style-type: none"> O Site outside 50 metres of motorway or 30 metres of A road - Site within 50 metres of motorway or 30 metres of A road
SA18 C	HSE Major Hazard Zone	<ul style="list-style-type: none"> O Site not within HSE Major Hazard Zone - Site within HSE Major Hazard Zone
SA18D	Land Instability	<ul style="list-style-type: none"> O Less than 5% of the site is located within a Coal Authority Development High Risk Area - More than 5% of the site is located within a Coal Authority Development High Risk Area -- One or more mine entry and/or mine entry zone of influence located within the site boundary.
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	<ul style="list-style-type: none"> O 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 change the distinctiveness of the settlement.	<ul style="list-style-type: none"> + Existing unattractive brownfield site. O 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

<p>SA21</p> <p>Historic environment</p>	<p>Consider if site would affect a heritage asset. Defined by NPPF as Listed Building, Conservation Area, Registered Park & Garden, Schedule Ancient Monument (Class I and I) and Registered Battlefield.</p>	<ul style="list-style-type: none"> + Existing unsightly building/site or site includes Building at Risk. Development could have positive effect on the heritage value of the site subject to applying appropriate mitigation O No effect on heritage asset - Development could have negative effect on heritage asset which could be mitigated -- Development could have significant effect on heritage asset which could not be mitigated U Site contains/ is within or adjacent to a heritage asset (100m) - uncertain effect without further assessment
<p>SA22</p> <p>Energy and natural resources</p>	<p>Subdivide SA22 into 3 parts (SA22A, SA22B and SA22C) to consider whether site affected by agricultural land classification, minerals designation and water resources</p>	
<p>SA22 A</p>	<p>Agricultural Land</p>	<ul style="list-style-type: none"> O Non-agricultural land - Agricultural land Grade 3b or 4 -- Agricultural land Grade 1, 2, 3 or 3a
<p>SA22 B</p>	<p>Water Resources For employment uses, consideration of Environment Agency's information on restricted water availability.</p>	<p><u>Proposed Housing Use</u></p> <ul style="list-style-type: none"> O All retail and housing sites <p><u>Proposed Employment Use</u></p> <ul style="list-style-type: none"> O All other employment sites - Area with restricted water available for licensing for employment use -- Area where water not available for licensing for employment use
<p>SA22 C</p>	<p>Mineral Resources. Based on designated minerals sites in the Natural Resources & Waste Local Plan</p>	<ul style="list-style-type: none"> + Site within the Sand and Gravel Mineral Safeguarding Area; or Surface Coal Mineral Safeguarding Area, (policy MINERALS 2 & 3) O All other sites - Site lies within buffer zone of a designated minerals site -- 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).
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The SA Report and accompanying appendices as at December 2016 will be available at the Panel meeting. The full updated SA Report (including appendices) will be provided to the Executive Board meeting on 8th February.