

APPENDIX 3

SUSTAINABILITY APPRAISAL FOR PROPOSED NEW HOUSING AND EMPLOYMENT SITES:

City Centre

East

Inner

Outer North West

Outer South

Outer West

Appendix 3

Sustainability Appraisal of New Sites

New sites submitted during the Publication draft consultation and to the Strategic Housing Land Availability Assessment (SHLAA) have been subject to a Sustainability Appraisal (SA) using the same approach as the other sites considered through the Site Allocations Plan Process.

The following scoring criteria has been used, which is the same as in the Publication draft SA Report with a couple of revisions in response to consultation comments received from the Coal Authority on land instability and Historic England on the heritage value of sites and minor changes.

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 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 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	Based on accessibility of site to existing primary and secondary schools (data provided by West Yorkshire Combined Authority(WYCA)). 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	<p><u>Proposed Housing Use</u></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 Use</u></p> <ul style="list-style-type: none"> ○ Employment site

	accommodate new school on site.	
SA4 Health	Based on accessibility of site to existing primary health facilities (data provided by WYCA). The assessment does not consider the capacity of existing health facilities to accommodate new patients. Comments will be provided separately by health consultees.	<u>Proposed Housing Use</u> + All site within accessibility zone for primary health facilities (20 min walk) ○ Partly within accessibility zone. - Outside accessibility zone <u>Proposed Employment Use</u> ○ Employment site
SA5 Crime	Outside of the scope of the Site Allocations document to determine the implications for crime arising from a site's development.	○ 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 ○ 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> ○ 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 ○ Remaining sites ○? Large site which could potentially accommodate new facilities on site - Poor access to existing services <u>Proposed Employment Use</u> ○ 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	○ 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	Scoring based on quantity of existing greenspace in each ward using standards set by Core Strategy Policy G3. The scores reflect the quantity of each greenspace type in each ward.	<u>Proposed Housing Use</u> ++ Access to 6 typologies + Access to 5 typologies O Access to 3-4 typologies - Access to 2 typologies -- Access to 0-1 typologies -- Existing greenspace use on site <u>Proposed Employment Use</u> O Employment site -- Existing greenspace use on 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 interests	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 Transport network	Based on LCC Highways comments on accessibility, site access and local network capacity	+ + Rank 5 + Rank 4 O 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 O Rank 3 - Rank 2 -- Rank 1

SA17 Waste	Based on waste sites designated in the Natural Resources and Waste DPD.	<ul style="list-style-type: none"> ○ All other sites - Site lies within 100m of a designated waste site -- Designated waste site
SA18 Pollution	Subdivide SA18 into 4 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	<ul style="list-style-type: none"> + Contaminated site ○ Uncontaminated site
SA18 B	Air Quality criteria agreed in discussion with Environmental Health	<ul style="list-style-type: none"> ○ 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"> ○ Site not within HSE Major Hazard Zone - Site within HSE Major Hazard Zone
SA18D	Land Instability	<ul style="list-style-type: none"> ○ 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"> ○ 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. ○ 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 Historic	Consider if site would affect a heritage asset. Defined by NPPF as Listed Building,	+ Existing unsightly building/site or site includes Building at Risk. Development could have positive effect on the

environment	Conservation Area, Registered Park & Garden, Schedule Ancient Monument (Class I and I) and Registered Battlefield.	<p>heritage value of the site subject to applying appropriate mitigation</p> <ul style="list-style-type: none"> 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 within 100m of heritage asset – uncertain effect
SA22 Energy and natural resources	Subdivide SA22 into 3 parts (SA22A-C) to consider whether site affected by agricultural land classification, water resources and Areas of Search for Wind, minerals designation.	
SA22A	Agricultural Land	<ul style="list-style-type: none"> O Non-agricultural land - Agricultural land Grade 3b or 4 -- Agricultural land Grade 1, 2, 3 or 3a
SA22B	Water Resources For employment uses, consideration of Environment Agency's information on restricted water availability.	<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
SA22C	Mineral Resources. Based on designated minerals sites in the Natural Resources & Waste Local Plan	<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).

The SA schedule listing each of the new sites is provided in this appendix. The scores for SA10 (greenspace) remain outstanding for the majority of the sites (unless they are existing greenspace

allocations). Further work is required to assess the accessibility of the sites to existing greenspace provision.

Sustainability Appraisals of new housing site suggestions from SAP Publication Draft consultation.

HMCA	Ref	SHLAA	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18a	SA18b	SA18c	SA18d	SA19	SA20	SA21	SA22a	SA22b	SA22c	Comments	
City Centre	HG2-189	2006B	0	0	+	+	0	++	+	+	0	-	+	0	+	+	+	+	0	+	0	0	0	0	0	0	0	0	+		
City Centre	HG2-208	5272	-	-	+	+	0	++	+	+	0	x	++	-	+	+	+	0	+	0	0	0	0	0	-	0	0	+	SA1 & SA2 by permitting residential use will help bring forward refurbishment of ground and first floor offices.SA21 Potential impact on conservation area and site includes listed building.		
City Centre	HG2-209	5281	0	0	+	+	0	--	+	-	0	x	+	0	+	++	+	+	0	+	0	0	0	0	0	-	0	0	+	SA6 & SA8 loss of public house (leisure facility) SA21 Potential impact on conservation area	
City Centre	MX2-35	MXD00076	-	-	+	-	0	++	+	+	0	x	+	0	+	-	+	+	0	+	0	0	--	0	+	-	0	0	+	SA20 unattractive brownfield site overall although includes a grade I listed building.SA21 Temple Works grade I listed building and within conservation area.	
East Leeds	5259	5259	-	-	+	+	0	0	+	0	0	x	+	0	+	++	+	+	0	+	-	0	--	--	0	0	--	0	+		
	5267	5267	0	0	0	0	0	0	+	0	0	x	-	0	+	+	+	+	0	0	0	0	--	--	0	0	--	0	+		
	5279	5279	-	-	-	-	0	-	+	-	0	x	-	0	--	+	-	--	0	+	-	0	--	--	0	0	--	0	+		
East Leeds	5290	5290	-	-	0	0	0	0	+	0	0	x	+	0	0	++	0	0	0	0	0	0	0	--	--	0	0	--	0	+	
	5299	5299	0	0	0	0	0	-	+	-	0	x	-	0	--	+	-	--	0	0	-	0	--	--	0	0	--	0	+	SA11 & SA20 majority of site greenfield	
East Leeds	HG2-210	5329	0	0	+	+	0	0	+	0	0	x	-	0	+	+	+	+	0	+	0	0	-	0	0	0	0	0	+	SA20 50% site is greenfield	
Inner Area	5280	5280	-	-	+	+	0	0	+	0	0	x	+	-	++	-	+	++	0	+	0	0	0	0	+	u	0	0	+		
Inner Area	HG2-211	5307	0	0	+	+	0	0	+	0	0	--	-	0	++	+	+	++	0	0	0	0	0	0	0	u	0	0	+	SA10 southern part of site in greenspace use. SA20 part greenfield and brownfield.	
Inner Area	5330	5330	0	0	+	+	0	0	+	0	0	--	--	0	+	+	+	+	0	0	0	0	0	0	0	0	0	0	+	SA11 Loss of existing greenspace	
Inner Area	HG2-212	5331	0	0	+	+	0	0	+	0	0	--	--	0	++	+	+	++	0	0	0	0	0	0	0	0	0	0	+	SA10 majority of site in greenspace use.	
Inner Area	HG2-213	5332	0	0	+	+	0	0	+	0	0	--	-	0	+	+	+	+	0	+	0	0	-	0	0	0	0	0	+	SA10 majority of site in greenspace use.SA11 majority of site greenfield.	
Inner Area	HG2-214	5333	0	0	+	+	0	0	+	0	0	--	-	0	++	+	+	++	0	+	0	0	-	--	0	u	0	0	+	SA10 western part of site in greenspace use. SA20 majority brownfield.	
Inner Area	HG2-215	5334	0	0	+	+	0	0	+	0	0	--	-	0	++	+	++	++	0	0	0	0	-	0	0	0	0	0	+	SA6 derelict former public house. SA10 land excluding site of pub is greenspace.	
Inner Area	HG2-216	5338	0	0	+	+	0	0	+	0	0	--	--	0	++	+	+	++	-	0	0	0	0	0	0	0	0	0	+	SA10 all site in greenspace use.	
Outer NW	5276	5276	-	-	+	+	0	+	+	0	0	x	-	-	+	--	+	+	+	0	+	0	0	0	0	0	u	--	0	0	
Outer NW	5278	5278	0	0	-	-	0	-	+	-	0	x	--	0	--	+	--	--	0	0	0	0	0	0	0	-	0	-	0	0	SA20 Site isolated from Bramhope. Development not in keeping with character of settlement.
Outer NW	5282	5282	0	0	0	-	0	0	+	0	0	x	--	0	-	+	-	-	0	0	0	0	0	0	0	-	u	-	0	0	SA20 Whilst in scale with settlement given sensitivity and likely green belt sprawl would affect local distinctiveness
Outer NW	5284	5284	0	0	0	0	0	0	+	0	0	x	--	0	0	+	0	0	0	0	0	0	0	0	--	0	0	--	0	0	
Outer NW	5293	5293	0	0	0	0	0	0	+	0	0	x	--	-	0	+	0	0	0	0	0	0	0	--	-	0	--	0	0	0	SA12 360m from Breary Marsh SSSI.SA20 whilst in scale with settlement (Main Urban Area) would affect local distinctiveness through green belt sprawl towards Golden Acre park.
Outer NW	5327	5327	0	0	0	0	0	-	+	-	0	x	--	0	-	+	-	-	0	0	0	0	0	0	0	u	--	0	0		
Outer South	5254	5254	-	-	0	0	0	0	+	0	0	x	-	0	--	++	+	++	0	0	0	0	0	--	--	0	0	--	0	+	SA11 & SA20 majority of site greenfield
Outer South	5258	5258	-	-	+	+	0	0	+	0	0	x	+	0	0	++	0	0	0	+	-	0	0	0	0	0	0	0	0	+	
Outer South	5262	5262	0	0	+	+	0	0	+	0	0	x	-	0	+	+	+	+	0	0	0	0	-	0	0	0	0	--	0	+	
Outer South	5266	5266	0	0	+	+	0	0	+	0	0	x	-	0	++	+	+	++	0	0	0	0	0	0	0	u	--	0	+	SA11 & SA20 majority of site greenfield.	
Outer South	5301	5301	0	0	+	+	0	0	+	0	0	x	-	--	++	+	+	++	0	+	0	0	0	-	0	u	0	0	+	SA12 includes area of mature woodland may be UK BAP Priority Habitat. SA11 & SA20 majority of site greenfield.	
Outer South	5302	5302	0	0	+	+	0	0	+	0	0	x	--	--	++	+	+	++	0	0	-	0	0	0	0	0	--	0	+	SA12 Grassland of Local Wildlife Site value	
Outer South	5317	5317	0	0	+	0	0	--	+	-	0	--	-	0	+	+	+	+	0	0	0	0	0	0	0	u	--	0	+	SA6, SA9 & SA10 Site of Rothwell Sports Centre and playing fields. SA11 and SA20 majority of site greenfield.	
Outer South	5340	5340	0	0	0	0	0	0	+	0	0	x	--	-	+	--	+	+	0	+	0	0	-	0	0	0	--	0	+		
Outer West	5271	5271	-	-	+	+	0	0	+	0	0	x	-	-	++	+	+	++	0	+	0	0	-	--	0	u	--	0	+	SA12 Adjacent to Leeds Liverpool Canal SSSI. SA6 & SA8 whilst part of site has good accessibility on frontage to Rodley Lane, the northern part is some distance to the road.SA20 majority greenfield with some brownfield land.	
Outer West	5283	5283	0	0	+	+	0	-	+	-	0	x	--	0	-	+	+	-	0	0	0	0	0	0	0	0	--	0	+		
Outer West	HG2-204	5286	0	0	+	+	0	0	+	0	0	--	--	--	++	+	0	++	0	0	0	0	0	-	0	u	0	0	+	SA12 all site within Leeds Habitat Network. SA10 proposed greenspace (N5).	
Outer West	5197	5197	-	-	+	+	0	0	+	0	0	x	-	--	+	--	+	+	0	0	0	0	-	--	0	u	0	0	+	SA12 Acid / neutral grassland and scrub within Leeds Habitat Network SA20 partially brownfield.	
Outer West	5294	5294	0	0	+	+	0	0	+	0	0	x	--	-	++	+	+	++	0	0	0	0	-	--	0	0	--	0	+	SA12 Adjacent to Leeds Liverpool Canal SSSI	
Outer West	5295	5295	0	0	-	-	0	-	+	-	0	x	--	--	-	+	-	-	0	0	0	0	0	--	0	u	--	0	0	SA12 lowland mixed deciduous woodland UK BAP Priority Habitat. SA20 adjoins an isolated row of houses but not attached to the main urban area.	
Outer West	HG2-205	5303	-	-	+	+	0	-	+	-	0	x	-	--	-	--	0	-	0	+	0	0	0	--	0	-	0	0	+	SA1 & 2 vacant employment buildings SA12 most undeveloped area within Leeds Habitat Network. SA14 higher flood risk along southern boundary (beck).SA20 part brownfield. SA21 listed building on site.	
Outer West	HG2-207	5305	-	-	+	+	0	0	+	0	0	x	-	0	++	+	+	++	0	0	0	0	0	0	0	0	0	0	0	+	
Outer West	5318	5318	0	0	+	+	0	--	+	-	0	--	--	0	+	+	+	+	0	+	0	0	0	0	0	0	--	0	+	SA8, 9 & 10 existing playing pitches	
Outer West	HG2-206	5337	0	0	+	+	0	0	+	0	0	x	-	-	++	+	+	++	0	+	0	0	0	--	0	0	0	0	+	SA11 & SA20 only 20% brownfield (area of hardstand from former school playing field)	

Sustainability Appraisals of new employment site suggestions from SAP Publication Draft consultation.																														
HMCA	Ref	SHLAA	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18a	SA18b	SA18c	SA18d	SA19	SA20	SA21	SA22a	SA22b	SA22c	SustApprComment
City Centre	MX2-35	MXD00076	0	++	0	0	0	0	-	0	0	0	+	0	+	-	+	+	0	+	0	0	--	0	+	u	0	0	+	SA20 unattractive brownfield site overall although includes a grade I listed building.SA21 Temple Works grade I listed building.
Outer South	EMP00339	EMP00339	+	+	0	0	0	0	-	0	0	0	-	x	x	+	x	x	0	0	0	0	0	0	0	u	--	0	+	