

APPENDIX 3

SITE ALLOCATION PLAN

SUSTAINABILITY APPRAISAL FOR PROPOSED

NEW HOUSING AND EMPLOYMENT SITES:

Aireborough

North Leeds

Outer South East

Outer South 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. The SA scores for HG2-217 and HG2-234 will be completed once comments on accessibility and ecology have been received.

Sustainability Appraisals of new housing site suggestions from SAP Publication Draft Consultation. Version @ 15th June 2016																															
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	Comment	
Aireborough	HG2-230	5251	-	-	+	+	0	0	+	0	0	x	+	-	++	++	+	++	0	+	0	0	0	-	0	-	0	0	+		
Aireborough	5260	5260	0	0	+	+	0	0	+	0	0	x	-	-	++	+	++	0	0	0	0	0	--	--	0	u	--	0	+	SA11 only small area of site brownfield (existing house)	
Aireborough	HG2-229	5287	0	0	+	+	0	+	+	0	0	x	-	-	++	+	++	0	+	0	0	0	0	0	0	-	0	0	0		
Aireborough	5316	5316	-	-	0	-	0	-	+	-	0	x	-	-	-	+	0	-	-	0	0	0	0	-	0	0	-	0	0	SA9 Whilst in scale with settlement is not connected it is isolated from the residential area of Yeadon	
North Leeds	HG2-43	5009B	0	0	0	0	0	0	+	0	0	-	--	--	0	+	0	0	0	0	0	0	0	--	--	0	0	--	0	+	SA1 & 2 whilst not B class uses, the site does provide employment associated with the college use.
North Leeds	5269	5269	0	0	+	+	0	0	+	0	0	--	-	0	++	+	+	++	0	0	0	0	0	0	0	u	0	0	+	SA10 part of site is greenspace for existing school	
North Leeds	5270	5270	0	0	+	+	0	0	+	0	-	--	--	--	0	+	0	0	0	0	0	0	0	--	0	u	--	0	0	SA12 includes area of mature woodland may be UK BAP Priority Habitat. SA9 & SA10 loss of part of Bedquills playing fields.	
North Leeds	5304	5304	0	0	+	-	0	-	+	-	0	x	-	-	-	+	0	-	0	0	0	0	0	-	0	u	--	0	+		
North Leeds	5309	5309	0	0	+	+	0	0	+	0	0	x	-	0	-	+	0	-	0	0	0	0	0	0	0	0	u	--	0	0	
North Leeds	5310	5310	0	0	0	0	0	-	+	-	0	x	--	0	-	+	0	-	0	0	0	0	0	0	--	0	u	--	0	+	
North Leeds	HG2-217	5350	0	0	x	x	0	x	+	x	0	x	-	x	x	+	x	x	0	0	0	0	0	--	0	-	0	0	0		
North Leeds	HG2-234	5352	0	0	x	x	0	x	+	x	0	--	-	x	x	--	x	x	0	+	0	0	0	-	0	-	0	0	+	SA10 The eastern site is designated greenspace.	
Outer SE	5297	5297	0	0	-	-	0	-	+	-	-	x	--	--	++	+	+	--	0	0	-	0	--	0	-	u	--	0	0	SA12 80m from Hook Moor SSSI	
Outer SE	5253	5253	0	0	0	0	0	0	+	0	0	x	-	--	++	--	0	++	0	0	0	0	0	0	0	0	-	0	+	SA12 440m from Mickletown Ings SSSI	
Outer SE	5255	5255	0	0	0	-	0	0	+	0	0	x	-	--	0	+	+	0	0	+	0	0	0	--	0	0	--	0	0	SA12 includes mature woodland	
Outer SE	5265	5265	0	0	-	-	0	-	+	-	-	x	-	0	--	+	0	--	--	+	0	0	-	--	0	0	--	0	--		
Outer SE	HG2-235	5268	-	-	+	+	0	0	+	0	0	x	+	-	++	++	+	++	0	+	0	0	--	0	0	0	0	0	0	+	
Outer SE	5289	5289	0	0	-	-	0	0	+	0	0	x	+	-	0	++	+	0	0	+	0	0	0	0	0	0	--	0	0	SA12 175m from Roach Limehill SSSI	
Outer SE	5296	5296	0	0	0	-	0	-	+	-	0	x	-	0	--	+	-	--	0	0	0	0	0	0	0	0	0	--	0	0	
Outer SE	5298	5298	0	0	-	-	0	0	+	0	0	x	--	-	0	--	+	+	0	0	0	0	0	--	0	0	--	0	0	SA12 175m from Roach Limehill SSSI	
Outer SE	5308	5308	0	0	+	+	0	0	+	0	0	x	-	-	++	--	++	-	+	0	0	0	0	0	0	0	0	-	0	-	
Outer SW	5261	5261	0	0	+	+	0	0	+	0	0	x	-	0	0	+	+	0	-	0	0	0	0	0	0	0	u	--	0	+	
Outer SW	5288	5288	0	0	0	-	0	0	+	0	0	x	-	0	0	+	0	0	-	0	0	0	0	--	0	0	--	0	-		
Outer SW	5291	5291	0	0	0	0	0	0	+	0	0	x	-	0	0	+	+	0	0	+	0	0	--	0	0	u	--	0	+		
Outer SW	5306	5306	0	0	+	+	0	0	+	0	0	x	--	0	++	+	++	0	0	-	0	0	--	0	0	0	--	0	+		
Outer SW	5313	5313	0	0	+	+	0	0	+	0	0	x	--	-	0	+	0	0	0	0	0	0	0	--	0	u	--	0	+		
Outer SW	5315	5315	0	0	0	0	0	0	+	0	-	x	-	0	0	+	-	0	--	+	0	0	--	0	0	0	--	0	+		
Outer SW	5321	5321	0	0	0	0	0	0	+	0	0	x	--	0	+	+	+	0	+	0	0	0	--	0	0	0	--	0	0		
Outer SW	5328	5328	0	0	+	+	0	0	+	0	-	x	--	0	0	+	0	0	0	+	0	0	0	0	0	0	u	--	0	+	SA9 & SA10 loss of allotments
Outer SW	HG2-231	5336	0	0	+	+	0	0	+	0	0	--	--	0	+	+	+	+	0	0	0	0	0	0	0	0	--	0	+		
Outer SW	HG2-232	5339	0	0	+	0	0	0	+	0	0	x	--	0	+	+	+	+	0	+	0	0	0	0	0	0	0	--	0	+	

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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	Comment
Outer SW	EG2-26	EMP00355	+	+	0	0	0	0	-	0	0	0	-	--	+	+	++	+	0	+	0	0	--	-	0	0	0	0	+	