



# Site Allocations Plan

## Leeds Local Plan

Development Plan Document

Sustainability Appraisal Addendum 3 – Identified Sites

August 2018

## 1 INTRODUCTION

- 1.1 Leeds City Council has prepared the Site Allocations Plan (SAP) which was submitted to the Secretary of State on the 5th May 2017. The hearing sessions have progressed with Stage 1 hearings covering among other matters employment sites and Stage 2 hearings covering housing and mixed-use sites.
- 1.2 The SAP has been subject to sustainability appraisal (SA) throughout its preparation which is documented in **CD1/17** the “Submission Draft Sustainability Appraisal (May 2017)” and **CDR1/5b** the “Revised Submission Draft SAP Sustainability Appraisal Addendum 2 (March 2018)”.
- 1.3 Document **EX44** confirms that a number of sites, which had either previously obtained planning permission or are saved allocations in the Unitary Development Plan (known in the SAP as identified sites with a HG1, MX1, EG1 or EO1 prefix) were not subject to SA in **CD1/17** or **CDR1/5b**. Notwithstanding the Council’s view that these sites did not need to be subject to SA; as they were already subject of allocation and/or planning permission; noting the preliminary observations of the Inspector, the Council has undertaken further SA work on identified sites.

## 2 ASSESSMENT OF IDENTIFIED SITES

- 2.1 Paragraphs 7 to 10 in **EX44** set out that the scope of the SA will exclude sites which have been built or are under construction. These sites have either already or will contribute towards Core Strategy housing requirement and there is no practical reason for including them with an SA at this stage. The Council has assessed the following sites (updating the initial numerical assumptions in **EX44**):
  - HG1
  - MX1
  - EO1
  - EG1
- 2.2 This is an addendum to the Council’s SA; therefore it does not repeat the background, context or approach to the SA. It does contain the SA objectives for ease of reference at **Appendix 2** and the mitigation measures at **Appendix 3**. It should be noted that references to site requirements in the mitigation table are not relevant for identified sites. Rather policies in other parts of the Local Plan are relevant.

## 3 ASSESSMENT CONCLUSIONS

- 3.1 The identified effects of the SA are shown at **Appendix 1** clearly against each of the SA objectives.

- 3.2 The appraisal highlights that for the majority of objectives the sites have either neutral or positive effects. Where negative effects have been identified these generally concern the following objectives: use of an existing employment use, use of existing greenspace, ecological impacts, located within a Coal Authority Development High Risk Area, landscape or tree impacts, potential impacts on heritage assets and impacts on agricultural land.
- 3.3 In accordance with the SEA Directive, the SA Report includes measures to prevent, reduce or offset significant adverse effects of including the identified sites as contributing to the Core Strategy housing requirements. These measures are usually referred to as 'mitigation measures'. Mitigation measures can be a combination of policies to prevent or reduce the severity of effects, such as requirements identified in the National Planning Policy Framework, the Core Strategy, UDP or other supporting policy documents. They can also be site specific requirements applied through subsequent planning applications for individual sites.
- 3.4 **Appendix 3** outlines the range of mitigation measures associated with each of the 22 SA objectives which could be used to off-set negative impacts for individual site allocations.
- 3.5 The SEA Directive requires the monitoring of significant environmental effects resulting from the implementation of the SAP. The Core Strategy has established a monitoring framework (Appendix 15 of CD1/17) which will also be used to assess the effects of this plan.

## **Appendix 1**

### **Sustainability Appraisal of Individual Identified Sites**



Sustainability Appraisals of identified housing sites. Version @ 31 July 2018

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
North Leeds	HG1-59	3010A	0	0	+	+	0	+	+	0	0	+	++	-	++	++	+	++	0	+	0	0	0	--	+	-	--	0	0	
North Leeds	HG1-60	685	0	0	0	+	0	-	+	-	0	+	-	--	--	+	0	--	0	+	0	0	0	--	0	u	0	0	0	
North Leeds	HG1-64	5178	0	0	+	--	0	0	+	+	0	--	+	0	-	++	0	-	0	+	0	0	0	--	0	--	0	0	0	
North Leeds	HG1-65	721	0	0	+	0	0	0	+	-	0	-	--	0	--	+	0	--	0	+	0	0	0	0	0	0	0	0	0	
North Leeds	HG1-67	HLA2701370	0	0	+	+	0	0	+	+	0	0	++	0	++	++	++	++	0	+	0	0	0	0	0	0	0	0	0	
North Leeds	HG1-68	688	0	0	+	+	0	0	+	+	0	--	--	--	++	+	++	++	0	0	0	0	0	0	--	0	0	--	0	
North Leeds	HG1-69	65	0	0	-	-	0	-	+	+	0	0	++	-	-	-	0	-	0	+	0	0	0	--	0	0	0	0	0	
North Leeds	HG1-74	687	0	0	-	-	0	-	+	-	0	+	+	-	-	++	0	-	0	0	0	0	0	--	0	0	0	0	0	
North Leeds	HG1-77	HLA3002600	0	0	+	+	0	0	+	+	0	--	+	0	++	++	+	++	0	+	0	0	0	--	0	0	0	0	0	
North Leeds	HG1-80	HLA3002640	0	0	+	+	0	0	+	+	0	--	+	0	++	++	+	++	0	0	0	0	0	--	0	0	0	0	0	
North Leeds	HG1-88	8	0	0	+	-	0	0	+	+	0	--	-	0	+	+	+	+	0	+	0	0	0	0	0	+	0	0	0	
North Leeds	HG1-89	764	0	0	-	-	0	0	+	+	0	--	+	0	-	++	0	-	0	+	0	0	0	--	0	--	0	0	0	
North Leeds	HG1-94	5177	0	0	+	+	0	0	+	+	0	--	-	-	0	+	+	0	0	+	0	0	0	0	0	0	0	0	0	
North Leeds	HG1-98	731	0	0	+	+	0	0	+	+	0	0	--	0	++	+	++	++	0	+	0	0	0	--	0	--	0	0	0	
North Leeds	HG1-99	HLA2701470	0	--	+	+	0	0	+	+	0	0	+	0	++	++	++	++	0	+	0	0	0	0	+	--	0	0	0	
North Leeds	HG1-101	HLA2701410	0	0	+	+	0	0	+	+	0	0	+	0	++	++	++	++	0	0	0	0	0	0	0	0	0	0	0	
North Leeds	HG1-102	5176	0	0	+	+	0	0	+	+	0	--	-	0	++	+	++	++	0	+	0	0	0	--	0	--	0	0	0	
North Leeds	HG1-106	3	0	0	+	+	0	0	+	+	0	--	-	0	0	+	+	0	0	0	0	0	0	--	0	--	0	0	0	
North Leeds	HG1-110	HLA3402640	0	0	+	+	0	0	+	+	0	0	--	0	++	+	++	++	0	+	0	0	0	--	0	--	0	0	0	
North Leeds	HG1-111	106	0	0	0	+	0	0	+	+	0	0	--	0	++	+	++	++	0	+	0	0	0	--	0	--	0	0	0	
North Leeds	HG1-116	HLA2603760	-	++	+	+	0	+	+	+	0	--	++	0	++	++	++	++	0	0	0	0	0	0	0	0	0	0	0	
North Leeds	HG1-119	4184	-	-	+	+	0	+	+	+	0	--	+	-	0	++	+	0	0	0	0	0	0	--	0	--	0	0	0	
North Leeds	HG1-124	HLA2404950	0	0	0	+	0	0	+	+	0	++	++	0	++	++	++	++	0	+	0	0	0	0	+	0	0	0	0	
North Leeds	HG1-127	4058A	-	-	+	+	0	0	+	0	0	--	-	0	++	+	++	++	0	0	0	0	0	0	0	0	0	0	0	
North Leeds	HG1-471	5207	0	0	+	+	0	0	+	+	0	--	-	0	0	+	+	0	0	0	0	0	0	--	0	+	0	0	0	
North Leeds	HG1-491	5243	0	0	+	-	0	0	+	0	0	--	-	0	0	+	+	0	0	+	0	0	0	--	0	0	0	0	0	
North Leeds	HG1-493	5245	0	0	+	+	0	0	+	+	0	--	-	0	++	+	++	++	0	0	0	0	0	--	0	--	0	0	0	
North Leeds	HG1-515	5009A	0	0	+	+	0	0	+	+	0	0	+	-	0	++	0	0	0	0	0	0	0	--	--	0	--	--	0	
North Leeds	HG1-518	97	0	0	+	+	0	+	+	+	0	--	+	0	++	++	++	++	0	0	0	0	0	--	0	0	0	0	0	
North Leeds	MX1-2	376	0	0	+	-	0	0	+	+	0	--	++	--	0	++	0	0	0	+	0	0	0	--	0	0	--	0	0	
Outer North East	HG1-36	103	0	0	+	-	0	0	+	-	0	0	-	0	0	+	+	0	0	+	0	0	0	--	0	--	0	0	0	
Outer North East	HG1-39	90	0	0	+	+	0	0	+	0	0	0	++	0	0	++	+	0	0	+	0	0	0	0	0	+	--	--	0	
Outer North East	HG1-49	HLA3104180	0	0	-	-	0	-	+	-	0	0	-	0	--	-	0	--	0	0	0	0	0	--	0	+	--	0	0	
Outer North East	HG1-51	778	0	0	0	+	0	+	+	-	0	0	++	--	--	++	-	--	0	0	0	0	0	--	+	u	--	0	0	
Outer North East	HG1-53	3152	0	0	-	-	0	-	+	-	0	--	-	--	--	+	--	--	0	+	0	0	0	0	0	--	--	0	0	
Outer North East	HG1-57	4072	0	0	0	+	0	0	+	0	0	--	--	0	-	+	+	-	0	+	0	0	0	--	0	--	--	0	0	
Outer North West	HG1-15	744	0	0	+	-	0	0	+	0	0	++	--	--	-	+	0	-	0	0	0	0	0	--	0	0	--	0	0	
Outer North West	HG1-20	HLA2901390	0	0	+	+	0	+	+	0	0	++	+	0	++	++	+	++	0	0	0	0	0	0	0	0	0	0	0	
Outer North West	HG1-21	5181	-	-	+	+	0	+	+	0	0	--	+	0	0	-	+	0	0	+	0	0	0	0	0	0	0	0	0	
Outer North West	HG1-25	364	0	0	0	+	0	0	+	0	0	+	--	0	-	+	0	-	0	+	0	0	0	--	0	--	0	0	0	
Outer North West	MX1-26	745	0	0	0	0	0	0	+	0?	0	++	--	--	0	-	+	0	0	+	0	0	0	--	0	u	--	0	0	
Outer South	HG1-404	HLA2202010	-	-	+	+	0	+	+	0	+	+	0	++	++	+	++	++	0	+	0	0	0	0	0	0	0	0	0	
Outer South	HG1-410	507	0	0	+	+	0	0	+	0	0	--	0	0	+	+	0	0	0	0	0	0	0	--	0	0	--	0	0	
Outer South	HG1-412	2129A	0	0	0	+	0	0	+	0	0	+	++	0	0	++	+	0	0	+	0	0	0	--	+	u	--	0	0	
Outer South	HG1-418	135	0	0	0	+	0	0	+	+	0	+	--	-	0	+	+	0	0	+	-	0	0	--	--	0	--	0	0	
Outer South	HG1-494	5246	-	-	-	-	0	0	+	0	0	+	+	0	-	++	+	-	0	0	0	0	0	--	--	0	0	--	0	







## Appendix 2 Scoring Criteria for Assessing Sites Applying SA Objectives

(Table 4 from Submission Draft Sustainability Appraisal Report CD1/17)

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"> <li>+ Proposed use will create new employment</li> <li>O Existing employment use on site</li> </ul> <p><u>Proposed Housing Use</u></p> <ul style="list-style-type: none"> <li>O All sites except existing employment use on site</li> <li>- Existing employment use</li> <li>-- If single employment site in a smaller settlement.</li> </ul>
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"> <li>++ Proposed use will create new employment (City Centre or Town Centre location)</li> <li>+ Proposed use will create new employment</li> <li>O Existing employment use on site</li> </ul> <p><u>Proposed Housing Use</u></p> <ul style="list-style-type: none"> <li>O All sites except existing employment use</li> <li>- Existing employment use</li> <li>-- If single employment site in a smaller settlement</li> </ul>
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"> <li>+ All site within accessibility zones for primary (20 min walk) and secondary education (30 min walk)</li> <li>O Partly within accessibility zones for primary and secondary education.</li> <li>- Outside accessibility zones for primary and secondary education</li> </ul> <p><u>Proposed Employment Use</u></p> <ul style="list-style-type: none"> <li>O Employment site</li> </ul>
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 patients. The	<ul style="list-style-type: none"> <li>+ All site within accessibility zone for primary health facilities (20 min walk)</li> <li>O Partly within accessibility zone.</li> <li>- Outside accessibility zone</li> </ul>

SA Objective	Assumptions Used	Scoring
	Infrastructure Background Paper includes consideration of healthcare.	<u>Proposed Employment Use</u> O 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.	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 Greenspace	Scoring based on accessibility to existing 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	<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

SA Objective	Assumptions Used	Scoring
	greenspace provision is set out in the Greenspace Background Paper	<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	+ + Score 5 + Score 4 O Score 3 - Score 2 -- Score 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	+ + Score 5 + Score 4 O Score 3 - Score 2 -- Score 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	+ + Score 5 + Score 4 O Score 3 - Score 2 -- Score 1
SA17 Waste	Based on waste sites designated in the Natural Resources and Waste Local Plan.	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	+ Potentially contaminated site O Uncontaminated site

SA Objective	Assumptions Used	Scoring
SA18 B	Air Quality criteria agreed in discussion with Environmental Health	<ul style="list-style-type: none"> <li>O Site outside 50 metres of motorway or 30 metres of A road</li> <li>- Site within 50 metres of motorway or 30 metres of A road</li> </ul>
SA18 C	HSE Major Hazard Zone	<ul style="list-style-type: none"> <li>O Site not within HSE Major Hazard Zone</li> <li>- Site within HSE Major Hazard Zone</li> </ul>
SA18D	Land Instability	<ul style="list-style-type: none"> <li>O Less than 5% of the site is located within a Coal Authority Development High Risk Area</li> <li>- More than 5% of the site is located within a Coal Authority Development High Risk Area</li> <li>-- One or more mine entry and/or mine entry zone of influence located within the site boundary.</li> </ul>
SA19 Landscape	<p>Guided by extent of woodland coverage and number of hedges and other landscape features</p> <p>Does the site fall within a Special Landscape Area or include a Tree Preservation Order</p>	<ul style="list-style-type: none"> <li>O No existing landscape features or feature could be retained</li> <li>- Woodland coverage and hedges or attractive landscape which would be lost</li> <li>-- Special Landscape Area / Tree Preservation Order</li> </ul>
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"> <li>+ Existing unattractive brownfield site.</li> <li>O Brownfield site, but not unattractive; greenfield site in scale with settlement; greenfield site where development could still maintain distinctiveness</li> <li>- Large Greenfield site, out of character with settlement</li> </ul>
SA21 Historic environment	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.	<ul style="list-style-type: none"> <li>+ 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</li> <li>O No effect on heritage asset</li> <li>- Development could have negative effect on heritage asset which could be mitigated</li> <li>-- Development could have significant effect on heritage asset which could not be mitigated</li> </ul> <p>U Site contains/ is within or adjacent to a heritage asset (100m) - uncertain effect without further assessment</p>
SA22	Subdivide SA22 into 3 parts (SA22A, SA22B and SA22C) to consider whether site affected by agricultural land classification, minerals designation and water resources	

SA Objective	Assumptions Used	Scoring
Energy and natural resources		
SA22 A	Agricultural Land	<ul style="list-style-type: none"> <li>O Non-agricultural land</li> <li>- Agricultural land Grade 3b or 4</li> <li>-- Agricultural land Grade 1, 2, 3 or 3a</li> </ul>
SA22 B	<p>Water Resources</p> <p>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"> <li>O All retail and housing sites</li> </ul> <p><u>Proposed Employment Use</u></p> <ul style="list-style-type: none"> <li>O All other employment sites</li> <li>- Area with restricted water available for licensing for employment use</li> <li>-- Area where water not available for licensing for employment use</li> </ul>
SA22 C	<p>Mineral Resources.</p> <p>Based on designated minerals sites in the Natural Resources &amp; Waste Local Plan</p>	<ul style="list-style-type: none"> <li>+ Site within the Sand and Gravel Mineral Safeguarding Area; or Surface Coal Mineral Safeguarding Area, (policy MINERALS 2 &amp; 3)</li> <li>O All other sites</li> <li>- Site lies within buffer zone of a designated minerals site</li> <li>-- 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).</li> </ul>

## Appendix 3 Proposed Mitigation Measures

(based on Appendix 14 from Submission Draft Sustainability Appraisal Report **CD1/17**)

SA Objective	Score	Definition	Mitigation			
			Site Requirement	NPPF Policy	Core Strategy Policy	Other Policy / Development Management
<b>SA1 Employment</b>	-	Existing employment use or employment allocation	Mixed use development incorporating employment use		Policy EC3 considering proposals for change of use on employment sites to ensure no loss of necessary employment	Planning conditions attached – local employment agreements for construction period
	--	Single employment site or employment allocation in a smaller settlement	Mixed use development incorporating employment use		Policy EC3 considering proposals for change of use on employment sites to ensure no loss of necessary employment	Planning conditions attached – local employment agreements for construction period
<b>SA2 Economic growth</b>	-	Existing employment use or employment allocation	Mixed use development incorporating employment use		Policy EC3 considering proposals for change of use on employment sites to ensure no loss of necessary employment	
	--	Single employment site or employment allocation in a smaller settlement	Mixed use development incorporating employment use		Policy EC3 considering proposals for change of use on employment sites to ensure no loss of necessary employment	

SA Objective	Score	Definition	Mitigation			
			Site Requirement	NPPF Policy	Core Strategy Policy	Other Policy / Development Management
<b>SA3 Education</b>	-	Outside accessibility zones for primary and secondary education	Improve access as part of transport accessibility requirements. In some circumstances a new school may be delivered on site.	Para.37 balance of land uses within area, minimising journey lengths to employment, shopping, leisure, education and other activities. Para.38 large scale developments, key facilities eg primary schools should be within walking distance of most properties. Para. 72 Sufficient choice of schools places to meet needs of existing and new communities. Give great weight to need to create, expand or alter schools.	Spatial Policy 1 (vi) recognise new and existing infrastructure in delivering future development Policy T2 accessibility requirements and new development	Contributions from Community Infrastructure Levy (CIL)
<b>SA4 Health</b>	-	Outside accessibility zones for primary health facilities	Improve access as part of transport accessibility. In some circumstances new health facilities may come forward as part of site delivery, subject to NHS/GPs identifying demand.	Para.37 balance of land uses within area, minimising journey lengths to employment, shopping, leisure, education and other activities.	Spatial Policy 1 (vi) recognise new and existing infrastructure in delivering future development Policy T2 accessibility requirements and new development	Building for Tomorrow Today SPD – design of developments to address health and wellbeing

SA Objective	Score	Definition	Mitigation			
			Site Requirement	NPPF Policy	Core Strategy Policy	Other Policy / Development Management
				Para.38 large scale developments, key facilities should be within walking distance of most properties.		
<b>SA5 Crime</b>	N/A crime					
<b>SA6 Culture, leisure &amp; recreation</b>	-	Inaccessible/remote location	Improve access as part of transport accessibility requirements.	Para.32 all developments generating significant amounts of movement should be supported by Transport Statement or Transport Assessment . Para.35 exploit opportunities for sustainable transport modes. Para.37 balance of land uses within area, minimising journey lengths to employment, shopping, leisure, education and other activities.	Policy T2 accessibility requirements and new development	
	--	Loss of existing leisure facility	Provide replacement facility on alternative site.		Policy T2 accessibility requirements and new development	



SA Objective	Score	Definition	Mitigation			
			Site Requirement	NPPF Policy	Core Strategy Policy	Other Policy / Development Management
<b>SA7 Housing</b>	-	All non-residential uses	Potentially provide mixed use development if appropriate to site, however this may be contrary to the allocation of the site			
<b>SA8 Community participation</b>	-	Poor accessibility to existing services	Improve access as part of transport accessibility requirements.	Para.37 balance of land uses within area, minimising journey lengths to employment, shopping, leisure, education and other activities. Para.38 large scale developments, key facilities should be within walking distance of most properties.	Policy T2 accessibility requirements and new development	
<b>SA9 Community cohesion</b>	-	Site out of scale with settlement scale	Reduce scale of site so appropriate size for settlement	Para.58 developments respond to local character and history.	Spatial Policy 1 (iii) for development to respect and enhance the local character and identity of places and neighbourhoods. Policy P10 (i) the size, scale, design and layout of the development is appropriate to its context and respects the character and	Neighbourhoods for Living SPG  Planning application process consider detailed design and landscaping to reduce impact.

SA Objective	Score	Definition	Mitigation			
			Site Requirement	NPPF Policy	Core Strategy Policy	Other Policy / Development Management
					quality of surrounding buildings; the streets and spaces that make up the public realm and the wider locality.	
	-	Loss of existing community facility (eg sports club, allotments)	Provide replacement facility on alternative site.		Policy P9 alternative provision should be provided if need identified	
	--	Site significantly out of scale with settlement scale	Reduce scale of site so appropriate size for settlement.	Para.58 developments respond to local character and history.	Spatial Policy 1 (iii) for development to respect and enhance the local character and identify of places and neighbourhoods. Policy P10 (i) the size, scale, design and layout of the development is appropriate to its context and respects the character and quality of surrounding buildings; the streets and spaces that make up the public realm and the wider locality.	
<b>SA10 Greenspace</b>	--	Access to 0-1 greenspace typologies (types)	Provide new greenspace on site, over and above site requirement.		Policy G4 new greenspace provision, including locations	CIL

SA Objective	Score	Definition	Mitigation			
			Site Requirement	NPPF Policy	Core Strategy Policy	Other Policy / Development Management
					with greenspace deficiency	
	--	Existing greenspace use on site	Provide replacement greenspace on alternative site or increase quality and/or range of greenspace types on existing greenspace sites in the locality.	Para.74 replaced by equivalent or better provision in terms of quantity and quality in a suitable location	Policy G6 protection and redevelopment of existing greenspace. (ii) the greenspace is replaced by an area of at least equal size, accessibility and quality in the same locality , (iii) redevelopment proposals demonstrate a clear relationship to improvements of existing greenspace quality in the same locality.	
<b>SA11 Greenfield / brownfield</b>	--	Greenfield site	Cannot be addressed. On site. Identify alternative brownfield site		Policy SP1 appropriate balance between greenfield and brownfield land	
<b>SA12 Biodiversity or geological interests</b>	-	Ecological support with mitigation	Ecological Impact Assessment.  Boundary change or protect affected area from development within the site, eg greenspace/landscaping/ biodiversity buffers.	Section 11 – Conserving and enhancing the natural environment Para. 109 – minimising impacts on biodiversity and providing net gains in biodiversity	Policy G8 protection of important species and habitats – account taken of adverse impact through protection, mitigation, enhancement and compensatory measures	Planning application to consider design of layout and use relevant conditions where necessary  Planning application consultation of statutory

SA Objective	Score	Definition	Mitigation			
			Site Requirement	NPPF Policy	Core Strategy Policy	Other Policy / Development Management
			Specialist ecological management company to take on long-term management and monitoring of retained ecological areas.	Para. 118 – avoiding significant harm	Policy G9 – no significant adverse impact on integrity or connectivity of the Leeds Habitat Network, and seeking a positive contribution to the habitat network	undertakers on water quality / supply, water licensing and the use of SUDs.  NRWLP- WATER 2 – Protection of Water Quality  & WATER 7 – Surface Water Run-off  SPG22:Sustainable Urban Drainage  Biodiversity & Waterfront Development SPD. Building for Tomorrow Today SPD.
	--	No ecological support	Ecological Impact Assessment.  Boundary change or protect affected area from development within the site, eg greenspace/landscaping/ biodiversity buffers.	Section 11 – Conserving and enhancing the natural environment Para. 109 – minimising impacts on biodiversity	Policy G8 protection of important species and habitats – account taken of adverse impact through protection, mitigation, enhancement and	Planning application to consider design of layout and use relevant conditions where necessary

SA Objective	Score	Definition	Mitigation			
			Site Requirement	NPPF Policy	Core Strategy Policy	Other Policy / Development Management
			<p>Specialist ecological management company to take on long-term management and monitoring of retained ecological areas.</p> <p>Off-site compensation (as a last resort) to be agreed to ensure it is appropriate – in a location that contributes to the Leeds Habitat Network and provides long-term specialist management.</p>	<p>and providing net gains in biodiversity</p> <p>Para. 118 – avoiding significant harm through mitigation or as a last resort compensation</p>	<p>compensatory measures</p> <p>Policy G9 – no significant adverse impact on integrity or connectivity of the Leeds Habitat Network, and seeking a positive contribution to the habitat network</p>	<p>Planning application consultation of statutory undertakers on water quality / supply, water licensing and the use of SUDs.</p> <p>NRWLP- WATER 2 – Protection of Water Quality</p> <p>&amp; WATER 7 – Surface Water Run-off</p> <p>SPG22:Sustainable Urban Drainage</p> <p>Off-site compensation may require S106 or CIL</p>
<b>SA13 Greenhouse emissions</b>	-	Accessibility score ranking 2	<p>Submission of Transport Assessment demonstrating improvements to accessibility of site</p> <p>Ensure new buildings are built to energy efficient standards</p>	<p>Para.37 balance of land uses within area, minimising journey lengths to employment, shopping, leisure,</p>	<p>Policy T2 accessibility requirements and new development</p>	<p>Building for Tomorrow Today SPD. Travel Plans SPD. CIL</p> <p>NRWLP – AIR1 – low emission measures</p>

SA Objective	Score	Definition	Mitigation			
			Site Requirement	NPPF Policy	Core Strategy Policy	Other Policy / Development Management
				<p>education and other activities.</p> <p>Para.38 large scale developments, key facilities eg primary schools and local shops should be within walking distance of most properties.</p> <p>Para.93 planning should secure radical reductions in greenhouse gas emissions</p>		required for all major development.
	--	Accessibility score ranking 1	<p>Submission of Transport Assessment demonstrating improvements to accessibility of site</p> <p>Ensure new buildings are built to energy efficient standards</p>	<p>Para.37 balance of land uses within area, minimising journey lengths to employment, shopping, leisure, education and other activities.</p> <p>Para.38 large scale developments, key facilities eg primary schools and local shops should be within</p>	Policy T2 accessibility requirements and new development	NRWLP – AIR1 – low emission measures required for all major development.

SA Objective	Score	Definition	Mitigation			
			Site Requirement	NPPF Policy	Core Strategy Policy	Other Policy / Development Management
				<p>walking distance of most properties.</p> <p>Para.93 planning should secure radical reductions in greenhouse gas emissions</p>		
<b>SA14 Flood risk</b>	-	Flood zone 3 and brownfield	If Sequential Test applied and alternative sites with lower flood risk not located, identify mitigation measures to address the Exception Test	<p>Para.102 Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.</p> <p>Para. 102 If following application of the Sequential Test, it is not possible, the Exception Test can be applied if appropriate. For the Exception Test to be passed: demonstrate that the development provides</p>	Policy EN5 manage and mitigate flood risk by (i) avoiding development in flood risk areas by applying the sequential approach and where this is not possible by mitigating measures, in line with the NPPF	<p>NRWLP – policies WATER3-7 – a set of policies designed to help manage flood risk.</p> <p>Building for Tomorrow Today SPD.</p> <p>CIL contributions.</p>

SA Objective	Score	Definition	Mitigation			
			Site Requirement	NPPF Policy	Core Strategy Policy	Other Policy / Development Management
				wider sustainability benefits to the community that outweigh flood risk (informed by a Strategic Flood Risk Assessment); and a site specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible reduce flood risk overall		
	--	Flood zone 3 and greenfield	Mitigation measures?			NRWLP – WATER 4 – making space for water; WATER5 – residual risk assessment required in zones of rapid inundation; WATER6 – FRAs required; WATER7 – reduction in the speed of



SA Objective	Score	Definition	Mitigation			
			Site Requirement	NPPF Policy	Core Strategy Policy	Other Policy / Development Management
						<p>surface water run-off.</p> <p>CIL contributions</p>
<b>SA15 Transport Network</b>	-	Accessibility, site access & network capacity score ranking 2	Submission of Transport Assessment demonstrating improvements to accessibility of site and vehicular access	<p>Para.32 all developments generating significant amounts of movement should be supported by Transport Statement or Transport Assessment .</p> <p>Para.35 exploit opportunities for sustainable transport modes.</p> <p>Para.37 balance of land uses within area, minimising journey lengths to employment, shopping, leisure, education and other activities.</p> <p>Para.38 large scale developments, key facilities eg primary schools should be within walking distance of most properties.</p>	Policy T2 accessibility requirements and new development	<p>Street Design Guide</p> <p>SPD. Travel Plans</p> <p>SPD.</p> <p>CIL contributions.</p> <p>NRWLP – MINERALS 13– protection for railway sidings and canal wharves to encourage non-road based freight improvements.</p>

SA Objective	Score	Definition	Mitigation			
			Site Requirement	NPPF Policy	Core Strategy Policy	Other Policy / Development Management
	--	Accessibility, site access & network capacity score ranking 1	Submission of Transport Assessment demonstrating improvements to accessibility of site and vehicular access	Para.32 all developments generating significant amounts of movement should be supported by Transport Statement or Transport Assessment . Para.35 exploit opportunities for sustainable transport modes. Para.37 balance of land uses within area, minimising journey lengths to employment, shopping, leisure, education and other activities. Para.38 large scale developments, key facilities eg primary schools should be within walking distance of most properties.	Policy T2 accessibility requirements and new development	CIL contributions.
<b>SA16 Local needs met locally</b>	-	Accessibility score ranking 2	Submission of Transport Assessment demonstrating improvements to accessibility of site	Para.37 balance of land uses within area, minimising journey lengths to employment,	Policy T2 accessibility requirements and new development	Travel Plans SPD.  CIL contributions

SA Objective	Score	Definition	Mitigation			
			Site Requirement	NPPF Policy	Core Strategy Policy	Other Policy / Development Management
				shopping, leisure, education and other activities. Para.38 large scale developments, key facilities eg primary schools and local shops should be within walking distance of most properties.		NRWLP- Waste3 – provision of local waste facilities to ensure self-sufficiency in managing waste;
	--	Accessibility score ranking 1	Submission of Transport Assessment demonstrating improvements to accessibility of site	Para.37 balance of land uses within area, minimising journey lengths to employment, shopping, leisure, education and other activities. Para.38 large scale developments, key facilities eg primary schools and local shops should be within walking distance of most properties.	Policy T2 accessibility requirements and new development	
<b>SA17 Waste</b>	--	Designated waste site		National Planning Policy for Waste	Policy EN6 sets targets for waste arisings and provides over-arching strategy	Building for Tomorrow Today SPD.

SA Objective	Score	Definition	Mitigation			
			Site Requirement	NPPF Policy	Core Strategy Policy	Other Policy / Development Management
						NRWLP –Chapter 4 and all Waste policies
<b>SA18 Pollution</b>						
<b>A. Contaminated land</b>	N/A No negative scores					NRWLP – LAND1 – remediation required on contaminated sites.
<b>B. Air</b>	-	Air Quality Management Area for Air Quality	Submission of Air Quality Assessment and apply mitigation measures where air quality issues identified, eg through detailed site design.			NRWLP – AIR1 – low emission measures required for all major development.
<b>C. HSE Major Hazard Zone</b>	-	Site within HSE Major Hazard Zone		Para.109, 120, 121 and 172		HSE statutory consultee on planning applications within Major Hazard Zone – Advise on appropriate mitigation
<b>D. Land Instability</b>	-/ --	In Coal Authority DHRAs or MZIs	General site requirement cross referencing UDP and NRWLP policies	Para. 109, 120, 121 and 166		Saved UDP Policy G5 and NRWLP Minerals 3 set out requirements in relation to land instability and coal mining legacy areas

SA Objective	Score	Definition	Mitigation			
			Site Requirement	NPPF Policy	Core Strategy Policy	Other Policy / Development Management
<b>SA19 Landscape</b>	-	Woodland coverage and hedges or attractive landscape lost	Provide replacement landscaping mitigation on site	Section 11 – conserving and enhancing the natural environment	Policy G8 protection of important species and habitats – account taken of adverse impact through protection, mitigation, enhancement and compensatory measures	<p>UDP policy N8 urban green corridors, policy N24 greening the Green Belt edge, policy N26 and LD1 landscape scheme requirement</p> <p>Neighbourhoods For Living SPG</p> <p>Guideline Distances from Development to Trees</p> <p>NRWLP – LAND2 – trees lost through development must be replaced at a rate of 3 replacement trees for every 1 lost.</p>
	--	Special Landscape Area and / or subject to Tree Preservation Order	Boundary change or protect affected area from development within the site, eg greenspace/landscaping or provide replacement landscaping / retain TPO trees		Policy G8 protection of important species and habitats – account taken of adverse impact through protection, mitigation, enhancement and compensatory measures	<p>UDP policy N8 urban green corridors, policy N24 greening the Green Belt edge, policy N26 landscape scheme requirement , policy N37 Special Landscape Areas and policy LD1 landscape schemes</p>

SA Objective	Score	Definition	Mitigation			
			Site Requirement	NPPF Policy	Core Strategy Policy	Other Policy / Development Management
						<p>Neighbourhoods For Living SPG</p> <p>Guideline Distances from Development to Trees</p> <p>NRWLP – LAND2 – trees lost through development must be replaced at a rate of 3 replacement trees for every 1 lost.</p>
<b>SA20 Local distinctiveness</b>	-	Large greenfield site, out of character with settlement	Reduce scale of site so appropriate size for settlement.	Para.58 developments respond to local character and history.	Spatial Policy 1 (iii) for development to respect and enhance the local character and identify of places and neighbourhoods. Policy P10 (i) the size, scale, design and layout of the development is appropriate to its context and respects the character and quality of surrounding buildings; the streets and spaces that make	<p>Neighbourhoods for Living SPG.</p> <p>Street Design Guide SPD.</p> <p>Conservation Area Appraisals.</p> <p>Village &amp; Neighbourhood Design Statements.</p>

SA Objective	Score	Definition	Mitigation			
			Site Requirement	NPPF Policy	Core Strategy Policy	Other Policy / Development Management
					up the public realm and the wider locality.	
<b>SA21 Historic environment</b>	-  --	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	Where mitigation is achievable - i) Standard site requirement referring to the need to preserve or enhance the heritage asset; or ii) Site specific requirement providing tailored requirements reflecting the individual nature of the site and location	Para.58 developments respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.	Spatial Policy 1 (iii) for development to respect and enhance the local character and identify of places and neighbourhoods. Policy P10 (i) the development protects and enhances the district's existing, historic and natural assets, in particular, historic and natural site features and locally important buildings, spaces, skylines and views.	Neighbourhoods for Living SPG.  Street Design Guide SPD.  Conservation Area Appraisals.  Village & Neighbourhood Design Statements.  NRWLP – MINERALS8 – reopening of former quarries to provide stone for the repair of historic buildings.
<b>SA22 Energy and natural resources</b>						
<b>A. Agricultural Land</b>	--	Grade 1, 2 or 3A				UDP Policy N35
	-	Grade 3B or 4		Para.112 Where significant development of agricultural land is demonstrated to be		UDP Policy N35

SA Objective	Score	Definition	Mitigation			
			Site Requirement	NPPF Policy	Core Strategy Policy	Other Policy / Development Management
				necessary, LPAs should seek to use areas of poorer quality land in preference to higher quality.		
<b>B. Water resources</b>	--	For employment uses only. Within area where water not available for licensing				Building for Tomorrow Today SPD  NRWLP – WATER1 water efficiency.
	-	For employment uses only. Within area with restricted water available for licensing				NRWLP – WATER1 water efficiency.
<b>C. Mineral Resources</b>	--	Within sites that are allocated or safeguarded for mineral extraction or preferred areas for stone or clay extraction or areas of search for sand and gravel minerals processing ; or railway sidings and canal wharves	This conflict cannot directly be mitigated. In some instances it may be possible to phase development so it takes place in later stages of the plan after mineral extraction has completed, however these instances will be very limited.	Para 142 – ensure that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs.	CORE STRATEGY policy EN7	NRWLP policies MINERALS 4 -7, MINERALS 12 and emerging policy MINERALS 13
	++	Within the Sand and Gravel Mineral Safeguarding Area or Surface Coal Mineral Safeguarding Area	Prior extraction of important minerals to avoid their sterilisation by development	Para 143 – define MSAs and adopt appropriate policies in order that known locations of specific minerals of local and national importance	CORE STRATEGY policy EN7	NRWLP policies MINERALS 2 and 3



SA Objective	Score	Definition	Mitigation			
			Site Requirement	NPPF Policy	Core Strategy Policy	Other Policy / Development Management
				are not needlessly sterilised by non-mineral development. Set out policies to encourage the prior extraction of minerals, where practicable and environmentally feasible, if it is necessary for non-mineral development to take place.		
	-	Within buffer zone of designated minerals site	Avoiding conflicts between mineral uses and other development by considering the impact of mineral uses on other uses in close proximity.	Para 143 – planning authorities should set out policies to avoid unacceptable impacts from mineral operations		NRWLP policy MINERALS 9