

# **Cabinet Report Appendix 3**

## **CALDERDALE LOCAL PLAN**

**SUSTAINABILITY APPRAISAL OF LOCAL PLAN MAIN MODIFICATIONS**

**SUSTAINABILITY APPRAISAL APPENDIX 4C – NEW SA REPORTS**

**Calderdale Metropolitan Borough Council**

**2022**



# **Cabinet Report Appendix 3**

## **CALDERDALE LOCAL PLAN**

**SUSTAINABILITY APPRAISAL OF LOCAL PLAN MAIN MODIFICATIONS:  
SUSTAINABILITY APPRAISAL APPENDIX 4C – UPDATED SA REPORTS**

**Calderdale Metropolitan Borough Council**

**2022**



# Sustainability Appraisal Report

LP Policy Ref **IM10**

Policy Title **Developer Contributions**

---

## Policy Assessment Summary

**OBJECTIVE 1** Summary **Positive**

### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

The impact on SA1 is considered as positive, as the policy would, where necessary, secure developer contributions including to support the delivery of Affordable Housing.

---

**OBJECTIVE 2** Summary **NA**

### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

The policy does not have a specific relationship with this SA Objective

---

**OBJECTIVE 3** Summary **Positive**

### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

Overall the impact is positive; the policy aims to secure where necessary, developer contributions towards infrastructure that mitigate the impacts of growth. This is likely to include the provision of local infrastructure and secure community benefits which may in relevant cases help to enhance access to services, employment and education, therefore reducing social exclusion, and provide the opportunities for supporting healthy lifestyles.

---

**OBJECTIVE 4** Summary **Positive**

### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Overall the impact is positive; the policy aims to secure where necessary, developer contributions towards infrastructure that mitigate the impacts of growth. This is likely to include the provision of local infrastructure and secure community benefits which may in relevant cases help to enhance access to services, reducing social exclusion, and provide the opportunities for supporting healthy lifestyles including enhanced Public Open Space and deliver improvements to Green Infrastructure Networks

---

**OBJECTIVE 5** Summary **Positive**

### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall the impact is positive; the policy aims to secure where necessary, developer contributions towards infrastructure that mitigate the impacts of growth. This is likely to include the provision of local infrastructure and secure community benefits which may in relevant cases help to enhance access to services, employment and education, therefore reducing social exclusion, and provide the opportunities for supporting healthy lifestyles.

---

**OBJECTIVE 6** Summary **Positive**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Overall the impact is positive; the policy aims to secure where necessary, developer contributions towards infrastructure that mitigate the impacts of growth. This is likely to include Public Realm enhancements which would support this SA Objective

---

## OBJECTIVE 7

Summary **Positive**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

The policy aims to secure where necessary, developer contributions that mitigate impacts of growth, deliver local infrastructure and secure community benefits which can in some instances help to reduce the risks and impacts of flooding on people and property for example through the provision and implementation of off site flood prevention and alleviation measures, including SuDs.

## OBJECTIVE 8

Summary **Positive**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Positive impact as the policy could support delivery of sustainable transport schemes, in some cases help to improve connectivity, reduce the need for travel and ensure proposed developments have safe access for all modes of travel.

## OBJECTIVE 9

Summary **Positive**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall impact is positive as in developer contributions may be used to mitigate impacts of growth that secure community benefits which may in relevant cases protect and enhance biodiversity and geodiversity, including protected habitats and species by for example, improving habitat of significant specific species, or habitat creation, protection, restoration and /or future management for targeted species or habitats.

## OBJECTIVE 10

Summary **Positive**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

The policy records a positive impact as developer contributions, where appropriate, can be applied to support the provision of infrastructure and community benefits which help reduce pollution levels (e.g. provision of bus services) .

## OBJECTIVE 11

Summary **Positive**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

The policy records a positive impact, as developer contributions can support the SA Objective through delivery of on site or off site works and long term management measures needed to improve an existing feature, which can enhance the landscape.

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Overall impact on this SA is uncertain.

## OBJECTIVE 13

Summary **Positive**

### TO ENSURE EFFICIENT USE OF LAND

The policy records a positive impact against this SA objective as developer contributions may, in relevant cases, help to ensure the prudent use of land resources by securing schemes to remediate contaminated land prior to development.

## OBJECTIVE 14

Summary **Positive**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Positive impact as there may be instances where developer contributions help minimise waste production and

increase recycling rates by securing for example the provision for waste and recycling infrastructure, either on- or off-site.

---

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Uncertain impact, although improving travel infrastructure can support delivery of the SA objective.

---

## OBJECTIVE 16

Summary **Uncertain**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

Uncertain impact, although improving travel infrastructure can support delivery of the SA objective, for instance encouraging inward investment.

---

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

Uncertain impact, although improving travel infrastructure can support delivery of the SA objective.

## OVERALL SUMMARY

Overall the policy recorded a majority of positive impacts. In relation to SA 1 the policy would, where necessary, secure developer contributions including to support the delivery of Affordable Housing. In terms of SA3, the policy aims to secure where necessary, developer contributions towards infrastructure that mitigate the impacts of growth. This is likely to include the provision of local infrastructure and secure community benefits which may in relevant cases help to enhance access to services, employment and education, therefore reducing social exclusion, and provide the opportunities for supporting healthy lifestyles. Similarly, there was a positive impact against SA4; the policy aims to secure where necessary, developer contributions towards infrastructure that mitigate the impacts of growth. This is likely to include the provision of local infrastructure and secure community benefits which may in relevant cases help to enhance access to services, reducing social exclusion, and provide the opportunities for supporting healthy lifestyles including enhanced Public Open Space and deliver improvements to Green Infrastructure Networks.

There was a positive impact against SA5 as the policy aims to secure where necessary, developer contributions towards infrastructure that mitigate the impacts of growth. This is likely to include the provision of local infrastructure and secure community benefits which may in relevant cases help to enhance access to services, employment and education, therefore reducing social exclusion, and provide the opportunities for supporting healthy lifestyles.

The potential for securing public realm improvements meant there was a positive impact against SA6, whilst the provision and implementation of off site flood prevention and alleviation measures, including SuDs meant there was a positive impact against SA7.

Since the policy could support delivery of sustainable transport schemes, and in some cases help to improve connectivity, reduce the need for travel and ensure proposed developments have safe access for all modes of travel there was a positive impact against SA8.

In terms of SA9, the impact is positive as in developer contributions may be used to mitigate impacts of growth that secure community benefits which may in relevant cases protect and enhance biodiversity and geodiversity, including protected habitats and species by for example, improving habitat of significant specific species, or habitat creation, protection, restoration and /or future management for targeted species or habitats.

Developer contributions, where appropriate, can be applied to support the provision of infrastructure and community benefits which help reduce pollution levels (e.g. provision of bus services), and would support SA10, whilst in terms of SA11, developer contributions can support the SA Objective through delivery of on site or off site works and long term management measures needed to improve an existing feature, which can enhance the landscape. The policy records a positive impact against SA13 as developer contributions may, in relevant cases,

help to ensure the prudent use of land resources by securing schemes to remediate contaminated land prior to development; the policy could help minimise waste production and increase recycling rates by securing for example the provision for waste and recycling infrastructure, either on- or off-site which supports SA14

## **MITIGATION**

# Sustainability Appraisal Report

LP Site Ref	<b>LP0032</b>	Site Area	<b>3.12</b>	Eastings	<b>412858</b>
				Northings	<b>425042</b>
Property Name/Number	<b>Crosslee PLC</b>				
Road/Street Name	<b>Brighthouse Road</b>				
Locality	<b>Hipperholme</b>				
Town	<b>Brighthouse</b>				
Postcode	<b>HX3 8DE</b>				
Draft Plan Proposed Use	<b>Mixed Use Site</b>				
Settlement_Hierarchy	<b>1415</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Hipperholme and Lightcliffe Ward</b>				

## Site Assessment Summary

### OBJECTIVE 1

Summary **Uncertain**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Uncertain as the site is sproposed for mixed use therefore the impact will be dependent on the mix of housing

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

This is a vacant greenfield site adjacent to existing factory, and therefore the impact of any future development of the site on the SA Objective is uncertain.

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

Overall the impact is positive as the site is considered to be in an accessible location.

### OBJECTIVE 4

Summary **Uncertain**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

The overall impact on the SA Objective is uncertain as although the site meets the Access to Natural Greenspace Standards requirements, and is in an accessible location, the site is greenfield and the access to Public Open Space is uncertain.

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall the site is considered as having a potentially positive impact on the SA Objective, as it meets the majority of accessibility criteria, although there is a negative impact in relation to the distance to a train station, and the demand for existing services and thee is uncertainty in relation to access to services for those with the greatest

needs.

---

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Overall the impact is uncertain due to potential impact from employment development on a listed building that is adjacent to the site. Although the site is greenfield it appears to be ancillary to the existing factory.

---

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

This is a greenfield site but is outside of any identified flood risk zones. Therefore the uncertainty arises from potential increased run-off rates resulting from development of a greenfield site.

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Although the site is within a 0-15 minute public transport journey of a town centre, development of the site is likely to result in an increase in traffic and therefore the overall impact on this SA Objective is uncertain.

---

## OBJECTIVE 9

Summary **Positive**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

The site is in excess of 7km from a SPA /SAC; and is over 800m from a SSSI and a LWS. The site is however adjacent to Calderdale Wildlife Habitat Network, and lies within an area where priority habitats and or species are at a potential medium vulnerability to Climate Change. Overall however, the site records a positive impact against the SA Objective.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Although new development would be required to meet certain energy efficiency standards, the site if developed, would have an uncertain impact on the AQMA at Hipperholme, as well as uncertainty in relation to the levels of renewable and low carbon energy generation.

---

## OBJECTIVE 11

Summary **Positive**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

The site lies within the urban area adjacent to an existing employment site and therefore a positive impact is recorded against this SA Objective. The only uncertain impacts relate to the adjacent woodland.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain as it will be dependent on the materials used to construct any future development, as well as the subsequent energy demand.

---

## OBJECTIVE 13

Summary **Positive**

### TO ENSURE EFFICIENT USE OF LAND

Although the site is greenfield, the land is identified as having potential contamination issues, and development would therefore offer potential remediate potentially contaminated land. The site is also within the urban area and is adjacent to existing employment site. The overall impact for this Objective is therefore positive.

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall the impact is uncertain for this SA Objective, although the policies in the Local Plan would provide a framework to manage waste sustainably.

## OBJECTIVE 15

Summary **Positive**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

A potential positive impact is recorded against this SA Objective as the site is proposing mixed use and is within a Lower Super Output Area (LSOA) ranked in the 5th decile of the Index of Multiple Deprivation (employment data -where 1st decile is the most deprived and 10th is the least deprived). Therefore the site is within an area of average unemployment levels, which could be improved by additional employment opportunities.

## OBJECTIVE 16

Summary **Uncertain**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

The site could offer potential for the adjacent business to expand, and attract inward investment as part of a mixed use development but it will be dependent on the eventual mix of uses in relation to the overall impact on this objective, therefore it is uncertain.

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

The overall impact on retailers from the mixed use proposal is uncertain.

## OVERALL SUMMARY

Overall the site records a positive impact against six of the SA Objectives. The site's accessible location results in a positive impact on both SA3 and healthy, vibrant and inclusive communities and SA5 and improving accessibility to essential services, facilities and employment. The site is in excess of 7km from a SPA /SAC and is over 800m from a SSSI and a LWS. The site is though adjacent to Calderdale Wildlife Habitat Network, and lies within an area where priority habitats and or species are at a potential medium vulnerability to Climate Change. Overall however the site records a positive impact against SA9 and the protection and enhancement of bio and geo diversity. Due to the site's location in the urban area and adjacent to an existing employment site, the site is considered to have a potentially positive impact on SA 11 and protection and enhancement of the landscape, the only uncertain impacts relate to the elements concerning the adjacent woodland.

A positive impact is recorded against SA13 and the efficient use of land, as although the site is greenfield, the land is identified as having potential contamination issues, and development would therefore offer a potential opportunity to remediate potentially contaminated land. The site is also within the urban area and is adjacent to an existing employment site.

The remaining positive impact relates to SA15. Since the site is proposed for Mixed Use and is located within a Lower Super Output Area (LSOA) with an average rate of unemployment, development could support SA15 and providing good employment opportunities for all.

The remaining impacts are considered uncertain. Issues to note include SA7 and flood risk, as although the site is outside of any identified flood risk zones there is uncertainty relating to the potential increased run-off rates resulting from development of a greenfield site. The overall impact on SA4 and encouraging increased participation in cultural, leisure and recreation is uncertain as although the site meets the Access to Natural Greenspace Standards requirements and is in an accessible location, the site is greenfield and the access to Public Open Space is uncertain. In relation to SA10 and reducing pollution levels and Co2 emissions, although new development would be required to meet certain energy efficiency standards, the site if developed, would have an uncertain impact on the AQMA at Hipperholme, as well as uncertainty in relation to the levels of renewable

and low carbon energy generation. There are uncertain impacts recorded for SA16 and SA 17.

## **MITIGATION**

Due to the site's greenfield status, and the resulting potential to increase run-off, mitigation could be secured by applying green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off. In addition, mitigation measures may be required in relation to the adjacent Wildlife Habitat Network, and the potential impact of Climate Change on priority habitats.

# Sustainability Appraisal Report

LP Site Ref	<b>LP0177</b>	Site Area	<b>10.00</b>	Eastings	<b>408707</b>
				Northings	<b>420894</b>
Property Name/Number	<b>Land adjacent Ellistones Place</b>				
Road/Street Name	<b>Saddleworth Road</b>				
Locality	<b>Greetland</b>				
Town	<b>Elland</b>				
Postcode	<b>HX4 8LG</b>				
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy	<b>1560</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Greetland and Stainland Ward</b>				

## Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Overall the impact is positive as site is proposing housing and would support this Objective.

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

Uncertain impact as it is a vacant greenfield site.

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

Overall there is a positive impact as the site is within a 0-15 minute public transport journey of a town centre, and in addition it meets the accessibility criteria for Public Open Space and GP surgeries.

### OBJECTIVE 4

Summary **Negative**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Overall the impact is negative, although the site meets access criteria for cultural facilities and the access to natural green space standards, as the site is greenfield there are elements of negativity in relation to open green spaces, and the levels of this, in addition to accessing green infrastructure.

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall positive impact as the site meets the majority of the accessibility criteria. It is uncertain however whether the proposal would affect access to services for those with the greatest needs. In addition, there are negative impacts on demand for existing services and distance to train stations and bus stops.

---

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Overall the impact on this SA Objective is uncertain, and any impact will be dependent on the design of any future development.

---

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

Overall the impact is uncertain -

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

The overall impact is uncertain as new development is unlikely to reduce traffic volumes, although the site is within a 0-15 minute public transport journey of a town centre.

---

## OBJECTIVE 9

Summary **Uncertain**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

The overall impact is uncertain because the site is in excess of 7km for the SPA/SAC and 800m from a SSSI; however the site intersects with the Wildlife Habitat Network.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Overall impact is uncertain, although new development would be required to meet certain energy efficiency standards there is uncertainty in relation to levels of renewable and low-carbon energy generation.

---

## OBJECTIVE 11

Summary **Negative**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Overall negative impact, as the site is within the existing Green Belt, adjacent to woodlands, and is good quality agricultural land. In addition there are uncertainties with regards to the impact on rivers and streams and the character of the landscape.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

---

## OBJECTIVE 13

Summary **Negative**

### TO ENSURE EFFICIENT USE OF LAND

Overall negative impact, as although the site is within an area that could be expected to accommodate a higher density of development, the site is greenfield, would not offer the opportunity to remediate potentially contaminated land, nor would it bring disused buildings or spaces back into use.

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall the impact is uncertain, although the policies in the Local Plan will provide a framework to manage waste

sustainably.

---

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Overall the impact is uncertain as the site is proposed for residential.

---

## OBJECTIVE 16

Summary **NA**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

NA as site is proposed for residential.

---

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

Overall the impact is uncertain, although the site is within a 0-15 minute public transport journey of a town centre.

## OVERALL SUMMARY

Overall the site records a positive impact against three of the SA Objectives. The site is proposing residential therefore the site would have a positive impact on SA1 in ensuring quality housing is available to everyone. A positive impact is recorded against SA3 and healthy, vibrant and inclusive communities as the site is within a 0-15 minute public transport journey of a town centre, and in addition it meets the accessibility criteria for Public Open Space and GP surgeries. There is a positive impact against SA5 and improving accessibility to essential services, facilities and employment, although there are negative elements in relation to demand for existing services and the distance to a train station and bus stops.

The majority of the remaining impacts are considered uncertain. The impact on SA2, safety and security, is uncertain as the site is a vacant greenfield site. The impact on the built and historic environment (SA6) would be dependent on the design of the development. In terms of flood risk and SA7 there is an uncertain impact as the site lies inside flood risk flood zones 2 and 3. Concerning SA8 and the effect of traffic on the environment, there is an uncertain impact as new development is unlikely to reduce traffic volumes, although the site is within a 0-15 minute public transport journey of a town centre.

In relation to SA10 and reducing pollution levels and Co2 emissions, although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in relation to the levels of renewable and low carbon energy generation. In addition, the impact would be dependent on a comparison of existing emissions against those emissions resulting from any future residential development. In terms of SA9 and protecting and enhancing bio and geodiversity the impact is uncertain as although the site is in excess of 7km for the SPA and 800m from a SSSI, the site intersects with the Wildlife Habitat Network. In addition, there is uncertainty as to whether the outcome would permit the protection, creation and enhancement of diverse habitats which would allow animals and plants to thrive in internationally protected sites. Similarly, although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain on SA12 and ensuring prudent and efficient use of natural resources and energy as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand. There is uncertainty on the outcome of SA14, in terms of whether it will allow waste and consumption of materials to be reduced, although the policies in the Local Plan would provide a framework to manage waste sustainably.

In relation to the economic objectives, in terms of SA15 and the provision of good employment opportunities, the overall impact is uncertain as the site is proposed for residential. The other remaining uncertain impact is recorded against SA17 and enhancing the viability and vitality of the town centres.

The site recorded three overall negative impacts.

There is a negative impact against SA4, as although the site meets access criteria for cultural facilities and the access to natural green space standards, the site is greenfield with negative outcomes in relation to the level of open spaces and access to green infrastructure. The outcome on SA11 would be a negative outcome, as the protection and enhancement of landscape as the site is within the existing Green Belt and there are uncertainties with regards to the impact on rivers and streams and the character of the landscape. With regard to SA13 and the efficient use of land, although the site is within an area that could be expected to accommodate a higher density of development, the site is greenfield, and would not offer the opportunity to remediate potentially contaminated land, nor would it bring disused buildings or spaces back into use.

## **MITIGATION**

As the site is greenfield, development would result in the potential to increase run-off, mitigation could be secured by applying green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off.

# Sustainability Appraisal Report

LP Site Ref	<b>LP0238</b>	Site Area	<b>0.34</b>	Eastings	<b>406207</b>
				Northings	<b>428731</b>
Property Name/Number	<b>Land at rear of St Bernadettes Catholic Ch</b>				
Road/Street Name	<b>Clough Lane</b>				
Locality	<b>Mixenden</b>				
Town	<b>Halifax</b>				
Postcode					
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy	<b>1621</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Illingworth and Mixenden Ward</b>				

## Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Positive impact as site is proposed for new housing and would therefore support this Objective.

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

Vacant greenfield site, therefore the impact is uncertain.

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

Overall positive impact as the site meets the accessibility criteria for Public Open Space and for GP Surgeries, although the site is a 16-30 minute public transport journey from a town centre.

### OBJECTIVE 4

Summary **Positive**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Overall positive impact as the site meets the access criteria for cultural facilities and meets the Access to Natural Greenspace Standards; in addition the site within the Green Infrastructure Network; the negative element relates to the site's greenfield status.

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall positive impact as the site meets the majority of the accessibility criteria; in addition the site is within the existing urban area. However, there are negative impacts relating to the demand on existing services and the distance to a train station. There are also uncertainties as to whether development of the site would affect

access to services for those with the greatest needs, especially as the site is a 16-30 minute public transport journey of a town centre. The other uncertain element relates to the access criteria for secondary schools, as this site involves a 21-40 minute public transport journey time.

---

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Overall the impact on this SA Objective is uncertain, and any impact will be dependent on the design of any future development.

---

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

Overall impact is uncertain, as although the site lies outside of flood risk zones 2, 3 3ai & 3b it is a greenfield site and therefore development has the potential to increase run-off rates.

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Overall impact is uncertain, as development of the site would be unlikely to reduce traffic volumes, and the site is a 16-30 minute public transport journey from a town centre.

---

## OBJECTIVE 9

Summary **Positive**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall impact is positive, as the site is in excess of 800m from a SSSI and a LWS, and is also outside the Wildlife Habitat Network. The site is though within the 2.5km buffer of the SPA/SAC and within an area where priority habitats are at a medium vulnerability to Climate Change.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in relation to the levels of renewable and low carbon energy generation.

---

## OBJECTIVE 11

Summary **Positive**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Overall the impact is positive as the site is within the existing urban area and is not predicted to have a significant impact on priority habitats. The uncertain element relates to the impact on rivers and streams.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

---

## OBJECTIVE 13

Summary **Negative**

### TO ENSURE EFFICIENT USE OF LAND

Overall the impact is negative as the site is greenfield, would not bring disused spaces or buildings back into use, and would not offer the opportunity to remediate potentially contaminated or derelict land.

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall impact is uncertain on this SA Objective, although the policies in the Local Plan would provide a framework to manage waste sustainably.

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Uncertain impact as site is proposed for residential, although it is within a 0-20 minute public transport journey time of a Primary Employment Area.

## OBJECTIVE 16

Summary **NA**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

NA as site is proposed for residential.

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

Overall impact is uncertain as the site is a 16-30 minute public transport journey from a town centre.

## OVERALL SUMMARY

Overall the site records a positive impact against six of the SA Objectives. The site is proposed for residential and therefore has a positive impact against SA1 and ensuring quality housing is available to everyone. A positive impact is recorded against SA3 and healthy, vibrant and inclusive communities as the site meets the accessibility criteria for Public Open Space and for GP Surgeries, although the site is a 16-30 minute public transport journey from a town centre.

In terms of SA4 and increased participation in cultural, leisure and recreation activities the site records an overall positive impact as the site meets the access criteria for cultural facilities and meets the Access to Natural Greenspace Standards; in addition the site within the Green Infrastructure Network; the negative element relates to the site's greenfield status.

There is a positive impact against SA5 and improving accessibility to essential services, facilities and employment as the site meets the majority of the accessibility criteria; in addition the site is within the existing urban area. However, there are negative impacts relating to the demand on existing services and the distance to a train station. There are also uncertainties as to whether development of the site would affect access to services for those with the greatest needs, especially as the site is a 16-30 minute public transport journey of a town centre. The other uncertain element relates to the access criteria for secondary schools, as this site involves a 21-40 minute public transport journey time.

A positive impact is recorded against SA9 and the protection and enhancement of bio and geodiversity as the site is in excess of 800m from a SSSI and a LWS, and is also outside the Wildlife Habitat Network. The site is though within the 2.5km buffer of the SPA/SAC and within an area where priority habitats are at a medium vulnerability to Climate Change.

The other positive impact is recorded against SA11 and the impact on the landscape as the site is within the existing urban area and is not predicted to have a significant impact on priority habitats. The uncertain element relates to the impact on rivers and streams.

The majority of the remaining impacts are considered uncertain.

The impact on the built and historic environment (SA6) would be dependent on the design of the development.

Issues to note regarding flood risk and SA7, are that although the site lies outside of flood risk zones 2, 3 3ai & 3b it is predominantly greenfield and therefore development has the potential to increase run off rates. Concerning SA8 and the effect of traffic on the environment, development of the site would be unlikely to reduce traffic volumes, and the site is a 16-30 minute public transport journey of a town centre.

In relation to SA10 and reducing pollution levels and Co2 emissions, although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in relation to the levels of renewable and low carbon energy generation. Similarly, although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain on SA12 and ensuring prudent and efficient use of natural resources and energy as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

In relation to the economic Objectives, in terms of SA15 and the provision of good employment opportunities, the overall impact is uncertain as the site is proposed for residential. The other remaining uncertain impact is recorded against SA17 and enhancing the viability and vitality of the town centres.

The site recorded one overall negative impact against SA13 and the efficient use of land as the site is greenfield, would not bring disused spaces or buildings back into use, nor would the site offer the opportunity to remediate potentially contaminated or derelict land.

## **MITIGATION**

As the site is greenfield, development would result in the potential to increase run-off, mitigation could be secured by applying green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off.

Main mods: site within 2.5km of SPA/SAC therefore mitigation would need to consider this.

# Sustainability Appraisal Report

LP Site Ref	<b>LP0766</b>	Site Area	<b>5.81</b>	Eastings	<b>410912</b>
				Northings	<b>427503</b>
Property Name/Number	<b>Land Off</b>				
Road/Street Name	<b>Hall Lane</b>				
Locality	<b>Northowram</b>				
Town	<b>Halifax</b>				
Postcode	<b>HX3 7SN</b>				
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy	<b>2148</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Northowram and Shelf Ward</b>				

## Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

The site is proposed for residential and therefore a positive impact is recorded.

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

An uncertain impact is recorded as it is a greenfield site.

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

The overall impact is positive as the site meets the accessibility requirements to a town centre (0-15 minute public transport journey time) and to GP surgeries; and is located within 600m of recreational facilities. Additionally, the site is situated outside of the 400m Hot Takeaway buffer.

### OBJECTIVE 4

Summary **Positive**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Overall the impact is positive, as the site meets access criteria for Natural Green Space Standards, to cultural facilities, and is adjacent to open green space.

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall a positive impact is recorded as the site meets the majority of the accessibility criteria. It is uncertain however as to whether the proposal would affect access to services for those with the greatest needs. In addition, there are negative impacts on demand for existing services and distance to train stations and bus stops.

---

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Overall the impact on this SA Objective is uncertain, and any impact will be dependent on the design of any future development.

---

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

Overall the impact is uncertain, the site is greenfield and lies outside flood zones 2, 3, 3ai and 3b.

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Overall the impact is uncertain as new development is unlikely to reduce traffic volumes, although the site is within a 0-15 minute public transport journey of a town centre.

---

## OBJECTIVE 9

Summary **Positive**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall the site records a positive impact against this SA Objective as the site is in excess of 800m from a SSSI, is over 800m from a LWS and is not situated within or adjacent to a Wildlife Habitat Network.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

The overall impact is uncertain, although new development would be required to meet certain energy efficiency standards there is uncertainty in relation to levels of renewable and low-carbon energy generation.

---

## OBJECTIVE 11

Summary **Positive**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Overall the impact is positive as the majority of the outcomes relating to the priority habitats objectives are positive, as is the protection of good quality agricultural land. There is uncertainty in relation to the impact on grasslands - however main modifications refer to excluding an area of grassland / heathland from the developable area.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

---

## OBJECTIVE 13

Summary **Uncertain**

### TO ENSURE EFFICIENT USE OF LAND

The overall impact is uncertain. Whilst the proposal is likely to lead to higher density development, as the site is greenfield there are negative outcomes relating to the re-use of previously developed sites, and bringing disused buildings or spaces back into use. Part of the site contains contaminated land.

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall the impact is uncertain, although the policies in the Local Plan will provide a framework to manage waste sustainably.

---

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Overall the impact is uncertain as the site is proposed for residential.

---

## OBJECTIVE 16

Summary **NA**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

NA as the site is proposed for residential use.

---

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

The impact is uncertain although the site is located within the 0-15 minute journey time of a town centre.

## OVERALL SUMMARY

Overall the site records a positive impact against six of the SA Objectives. The site is proposing residential therefore the site would have a positive impact on SA1 in ensuring quality housing is available to everyone. A positive impact is recorded against SA3 and healthy, vibrant and inclusive communities as the site meets the accessibility requirements to a town centre (0-15 minute public transport journey time), to GP surgeries; and is located within 600m of recreational facilities. Additionally, the site is situated outside of the 400m Hot Takeaway buffer. A positive outcome is recorded against objective SA4, as the site meets access criteria for natural green space standards, to cultural facilities, and is adjacent to open green space. There is a positive impact against SA5 in improving accessibility to essential services, facilities and employment as the site meets the majority of the accessibility criteria. The outcome relating to SA9 is positive as the site is in excess of 800m from a SSSI, is over 800m from a LWS, and is not situated within or adjacent to a Wildlife Habitat Network. The outcome on SA11 is a positive outcome as the outcomes relating to the priority habitats objectives are positive, as is the protection of good quality agricultural land. However, the site is within the existing Green Belt.

The majority of the remaining impacts are considered uncertain. The impact on SA2, safety and security, is uncertain as the site is a greenfield site. The impact on the built and historic environment (SA6) would be dependent on the design of the development. In terms of flood risk and SA7 there is an overall uncertain impact as the site is greenfield and lies outside flood zones 2, 3, 3ai and 3b. Concerning SA8 and the effect of traffic on the environment, there is an uncertain impact as new development is unlikely to reduce traffic volumes, although the site is within a 0-15 minute public transport journey of a town centre. In relation to SA10 and reducing pollution levels and Co2 emissions, although new development would be required to meet certain energy efficiency standards there is uncertainty in relation to levels of renewable and low-carbon energy generation. Similarly, although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain on SA12 and ensuring prudent and efficient use of natural resources and energy as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand. Objective SA13 and the efficient use of land has an uncertain outcome, as although the site is within an area that could be expected to accommodate a higher density of development, the site is greenfield, would therefore not offer the opportunity to bring disused buildings or spaces back into use. There is uncertainty on the outcome of SA14, in terms of whether it will allow waste and consumption of materials to be reduced, although the policies in the Local Plan would provide a framework to manage waste sustainably. In relation to the economic objectives, in terms of SA15 and the provision of good employment opportunities, the overall impact is uncertain as the site is proposed for residential. The remaining uncertain impact is recorded against SA17 and enhancing the viability and vitality of the town centres, as the site is located within the 0-15 minute public transport journey of a town centre.

The site recorded no negative overall impacts.

## **MITIGATION**

As the site is greenfield, development would result in the potential to increase run-off, mitigation could be secured by applying green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off. The Main modifications refer to mitigation measures including the reduction of the indicative developable area to exclude boundary trees which would support SA9 and the provision of Open Space would also support SA4. The Heritage Impact Assessment recommendations would also support SA6.

# Sustainability Appraisal Report

LP Site Ref	<b>LP0771</b>	Site Area	<b>0.60</b>	Eastings	<b>414908</b>
				Northings	<b>425243</b>
Property Name/Number	<b>Firth's Carpets</b>				
Road/Street Name	<b>432 Bradford Road</b>				
Locality	<b>Bailiff Bridge</b>				
Town	<b>Brighthouse</b>				
Postcode					
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy	<b>2153</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Hipperholme and Lightcliffe Ward</b>				

## Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

The site is proposed for housing and therefore the impact is positive.

### OBJECTIVE 2

Summary **Positive**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

A positive impact has been recorded against this Objective as the site is a derelict brownfield site

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

The overall impact is positive as the site is situated within 0-15 minute public transport journey of a town centre, is within 600m of an Open Space, and is within 0-15 minute public transport journey of a GP surgery; however, the site is within 400m of a Hot Food Takeaway.

### OBJECTIVE 4

Summary **Positive**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Overall the impact is positive. The site is situated within a Green Infrastructure Network and meets the required Access to Natural Greenspace Standards. The site also scores positively in terms of access to cultural, leisure and recreation facilities.

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall this site scores positively against this Objective. As the site is proposed for residential the impact on the demand for services and facilities is negative.

---

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Overall the impact on this SA Objective is uncertain and any impact will be dependent on the design and layout of any future development but sensitive development of this site has the potential to have a positive impact subject to respecting the Grade II Listed Building (St Aidan's Mission Church) to the north-west of the site.

---

## OBJECTIVE 7

Summary **Positive**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

The impact is positive as the site is a brownfield site within Flood Zone 1 and although the site is adjacent to Boundry Beck the site is previously developed, therefore development would not impact on the potential to create washland in the future.

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Overall the site scores Uncertain against this Objective. Development is unlikely to reduce traffic levels, although the site has good access to a high frequency bus service.

---

## OBJECTIVE 9

Summary **Positive**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall the site scores positively against this Objective, although it is within an area where priority habitats are at a medium vulnerability to climate change.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Overall the impact on this SA Objective is uncertain and will be dependent on the details of any development scheme, although given the requirement for new development to meet increasing levels of energy efficiency there is the potential for a positive impact on this element of the Objective.

---

## OBJECTIVE 11

Summary **Positive**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Overall impact is positive as the site is not predicted to have a significant impact on the priority habitats and is within the existing urban area. The uncertain elements relate to the impact on rivers and streams, and the impact on national character areas.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Although new development will be required to meet certain energy efficiency requirements the overall impact is uncertain as it will be dependent on the materials used to construct any future development as well as how the subsequent energy demand is met.

---

## OBJECTIVE 13

Summary **Positive**

### TO ENSURE EFFICIENT USE OF LAND

Overall the impact on this SA Objective is positive as development would lead to the re-use of a brownfield site enabling the remediation of contaminated land and bring an area of disused land back into use.

---

## OBJECTIVE 14

Summary **Uncertain**

## TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall impact is uncertain on this SA Objective, although the policies in the Local Plan would provide a framework to manage waste sustainably.

---

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

The site is within a Lower Super Output Area (LSOA) ranked in the 7th decile of the Index of Multiple Deprivation (employment data - where 1st decile is the most deprived and 10th is the least deprived), and therefore is in an area with lower than average unemployment. In addition, the site is proposed for housing and within the urban area, therefore it is considered to have an uncertain impact on the SA Objective.

---

## OBJECTIVE 16

Summary **Uncertain**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

An uncertain impact is recorded as the site is recorded for residential.

---

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

The outcome is uncertain as although the site is not within an existing town centre it is located within a positive journey time of a town centre.

## OVERALL SUMMARY

Overall the allocation of this site will have a Positive impact on nine of the Sustainability Appraisal Objectives and whilst it would not have any Negative impacts on the Objectives as a whole the impact on the remaining Objectives is Uncertain.

As this is a derelict brownfield site, bringing it into back into use results in a Positive impact on SA1 as the site is proposed for housing, and for SA Objective 2 of improving safety and security for people and property. It also records a Positive impact against SA Objective 3 of creating and retaining healthy, vibrant and inclusive communities whilst its location means that there would be a Positive impact on both SA Objective 4 of encouraging increased participation in cultural, leisure and recreation activities and SA Objective 5 of improving accessibility to essential services, facilities and employment. Being a brownfield site in Flood Zone 1 and having no significant impact on priority habitats results in Positive impacts on SA Objectives 7 and 9 (reducing the risk of flooding and resulting detrimental effects on people and property and of protecting and enhancing biodiversity and geodiversity respectively). Its location also results in an overall Positive impact on SA Objective 11 of protecting and enhancing the natural, semi natural and man made landscapes whilst the re-use a brownfield site also results in a Positive impact on SA Objective 13 of ensuring efficient use of land.

Of those SA Objectives where an Uncertain impact was recorded this was largely due to there being insufficient information to make a definitive judgement without the benefit of a detailed development scheme or there being a mixture of impacts against the various elements comprising the Objectives. For example, in the case of SA Objective 6 the impact of allocating this site will be dependent on the design and layout of any future development but a sensitive scheme has the potential to have a positive impact subject to respecting the Grade II Listed Building to the north-west of the site. Whilst the allocation is unlikely to reduce traffic levels it does have good access to a high frequency bus service resulting in the overall impact being Uncertain for SA Objective 8. SA10 is uncertain and will be dependent on the details of any development scheme, although given the requirement for new development to meet increasing levels of energy efficiency there is the potential for a positive impact on this element of the Objective. For SA12, although new development will be required to meet certain energy efficiency requirements the overall impact is uncertain as it will be dependent on the materials used to construct any future development as well as how the subsequent energy demand is met. SA15, SA16 and SA17 all also recorded uncertain impacts as the site is now proposed for residential.

## **MITIGATION**

Whilst an overall Negative impact was not recorded against any of the SA Objectives, Negative impacts were recorded against elements of Objectives. Some of these impacts should be mitigated through the implementation of high quality development proposals reflecting both the Policy requirements in the Local Plan and the site specific considerations identified in Appendix 1 to the Plan (Site Allocations – Supporting Information). This would also result in addressing many of those elements where the impact is Uncertain. Inevitably there is less opportunity to mitigate the impact on some elements due to the brownfield nature of the site. Impacts on some wider measures should be mitigated to address other off-site issues such as the presence of nearby hot food takeaways should the opportunity arise.

# Sustainability Appraisal Report

LP Site Ref	<b>LP0931</b>	Site Area	<b>1.21</b>	Eastings	<b>403992</b>
				Northings	<b>425713</b>
Property Name/Number	<b>Land at</b>				
Road/Street Name	<b>Greave House Field</b>				
Locality	<b>Luddenden</b>				
Town	<b>Halifax</b>				
Postcode					
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy	<b>2311</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Luddendenfoot Ward</b>				

## Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Overall the impact recorded for this SA Objective is positive. As the site is proposed for residential it has the potential to reduce homelessness. Additionally, the site is within a SHMA very hot zone.

### OBJECTIVE 2

Summary **NA**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

The site is greenfield, and undeveloped therefore it is assumed that the site has no baseline crime associated with it, the impact is therefore NA.

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

The site is positive in respect of elements of this Objective: the site is within positive distances of a town centre, a GP surgery, and publically accessible green space. It is also located outside of the 400m hot food takeaway zone.

### OBJECTIVE 4

Summary **Positive**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

The site lies within the GI corridor, within access to natural greenspace and open space, and as a result records a positive impact. There is however a small part of Amenity Greenspace to the south west of the site.

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall the impact is positive in relation to accessibility. However, some elements are a negative distance to train

stations and bus stops.

---

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

The site is adjacent to a conservation area but is located away from heritage assets at risk.

---

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

The site is greenfield, however it lies outside the flood risk zones.

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

The development of the site is likely to increase traffic volumes, although it is within a 0-15 minute public transport journey of a town centre. The overall impact is therefore uncertain.

---

## OBJECTIVE 9

Summary **Positive**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

The site lies away from SSSI and is not in a NE Climate Change risk zone (medium and above) and is not within or adjacent to the Calderdale Wildlife Habitat Network. However the site is within medium proximity to Natura 2000 sites and LWS.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Whereas the majority of the SA elements are uncertain at this time. The site is a undeveloped grassland and therefore a carbon sink. The development of the site would result in the site becoming an emitter of GHG emissions, the impact is therefore negative. Any new development would however be expected to be built to energy efficacy standards.

---

## OBJECTIVE 11

Summary **Negative**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

The site includes hedgerows and also semi improved grassland therefore records a negative impact against this SA objective.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Whereas there is potential for development of the site to result in a positive impact in terms of this SA Objective, many of the elements cannot be established at this time, and therefore the impact remains uncertain.

---

## OBJECTIVE 13

Summary **Negative**

### TO ENSURE EFFICIENT USE OF LAND

The site is greenfield, is not contaminated and is located within a rural location.

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Although there is potential for development of the site to be positive In terms of this SA Objective, many of the elements cannot be established at present, and therefore the impact remains uncertain.

---

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Whereas the site is not within a positive distances to public transport, the site is within a positive journey time to both a town centre and Primary Employment Area. The site is also within a LSOA with a IMD of 5. However as the site is proposed as a residential development the impact is uncertain.

---

## OBJECTIVE 16

Summary **Uncertain**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

The impact is uncertain as the site is proposed for housing.

---

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

The site is located just outside the town centre, however it is within a positive journey time to one.

## OVERALL SUMMARY

The site is proposed as a potential greenfield housing site.

The positive SA Objectives are due firstly to the site's ability to provide good quality housing as it is proposed as a potential housing site and therefore would support SA1. In relation to healthy, vibrant and inclusive communities and SA3, the site is within positive distances of a town centre, a GP surgery, and publically accessible green space. It is also located outside of the 400m hot food takeaway zone. In terms of SA4, and encouraging increased participation in cultural, leisure and recreation activities, the site ite lies within the Green Infrastructure corridor, within the positive criteria in relation to access to natural greenspace and open space, and as a result records a positive impact. The site is however greenfield, and there is a small area of Amenity Greenspace in the south west of the site. With regards to SA5 and accessibility overall the impact is positive; however, some elements such as the distance to train stations and bus stops are negative.

SA9 and protecting and enhancing biodiversity and geodiversity records a positive impact, as the site lies away from SSSI and is not in a Natural Engalnd Climate Change risk zone (medium and above) nor is it within or adjacent to the Calderdale Wildlife Habitat Network. However the site is within medium proximity to Natura 2000 sites and a Local Wildlife Site.

The remaining objectives are either uncertain or negative. In relation to the uncertain objectives , the site is adjacent to a conservation area and therefore care will need to be taken in respect of the potential impact on heritage assets. AS the site is greenfield there is an uncertain impact in terms of SA7 and flood risk, however the site lies outside the higher flood risk zones. The development of the site is likely to increase traffic volumes, although it is within a 0-15 minute public transport journey of a town centre. The overall impact is therefore uncertain in terms of SA8.

The majority of the SA elements are uncertain at this time in relation to SA10. There is an uncertain impact in relation to SA12 and pollution, and SA14 and to reduce the amount of waste produced, which is also the case in respect of the economic objectives SA15, 16 and 17. The site recorded two negative impacts. Firstly there was a negative impact on SA11 and the landscape as the site includes hedgerows and also semi improved grasslandand therefore records a negative impact against this SA objective. The other negative impact was against

## MITIGATION

In terms of flood risk from run-off, the site could also include SuDS the requirement for green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as

provide storage for storm water run-off. The use of SuDS could also be used to buffer the development from the Local Wildlife Site. The Main Modifications also refer to Open Space enhancement and to mitigate impacts on the SPA /SAC which would support objectives SA4 and SA9 respectively.

# Sustainability Appraisal Report

LP Site Ref	<b>LP0952</b>	Eastings	<b>407967</b>
Property Name/Number	<b>Land at New Gate Farm</b>	Northings	<b>420816</b>
Road/Street Name	<b>Saddleworth Road</b>		
Locality	<b>Greetland</b>		
Town	<b>Elland</b>		
Postcode			
Draft Plan Proposed Use	<b>New Housing Site</b>		
Ward	<b>Greetland and Stainland Ward</b>		

## SA Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Development of the site would have a positive impact on this SA objective.

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

The site is predominantly greenfield, and as such development would have an uncertain impact on this Objective.

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

Overall a positive impact is recorded as the site is within a 0-15 minute public transport journey of a town centre, and also meets the access criteria for GP surgeries, although the site is in excess of 600m of Public Open Space.

### OBJECTIVE 4

Summary **Uncertain**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Overall an uncertain impact is recorded as although the site meets the access to cultural facilities criteria, and also meets the Access to Natural Greenspace Standards, there is uncertainty in relation to the access to the Green Infrastructure Network, and a negative element as a result of the site's greenfield status.

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall a positive impact is recorded as the site is within a 0-15 minute public transport journey time of a town

centre, and meets the majority of the accessibility criteria. Whether development of the site would affect access to services for those with the greatest needs is uncertain, and the negative elements relate to the demand on existing services and the distance to a train station.

---

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Impact on this SA Objective would depend on the design of the development delivered.

---

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

Overall an uncertain impact is recorded as although the site lies outside of flood risk zones 2, 3 3ai and 3b, it is greenfield and therefore development has the potential to increase run-off rates.

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Overall an uncertain impact is recorded against this SA Objective as new development is unlikely to reduce traffic volumes, however the site is within a 0-15 minute public transport journey of a town centre.

---

## OBJECTIVE 9

Summary **Uncertain**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall an uncertain impact is recorded as the site is adjacent to the Wildlife Habitat Network; is within an area where priority habitats are at a medium vulnerability to Climate Change impacts; and is also within the 7km buffer zone of the SPA/SAC. It is though in excess of 800m from a SSSI and a LWS.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in relation to the levels of renewable and low carbon energy generation.

---

## OBJECTIVE 11

Summary **Negative**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

The overall impact is negative as the site is within the Green Belt, and is partially within woodland. In addition, the site contains good quality (Grade 3) agricultural land. There are uncertainties over the potential impact on rivers and streams, and the National Character Areas.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Overall the impact is uncertain and will be dependent on what is delivered on site; however new development would be required to meet certain energy efficiency standards.

---

## OBJECTIVE 13

Summary **Negative**

### TO ENSURE EFFICIENT USE OF LAND

The site is greenfield, and would not bring disused spaces / buildings back into use, nor would it offer the opportunity to remediate potentially contaminated land.

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall the impact is uncertain on this SA Objective, although the policies in the Local Plan would provide a framework to manage waste sustainably.

---

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Overall an uncertain impact is recorded for this Objective as the site is proposed for residential, although it is within a 0-20 minute public transport journey of a Primary Employment Area.

---

## OBJECTIVE 16

Summary **NA**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

NA as the site is proposed for residential.

---

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

Overall an uncertain impact is recorded for this SA Objective, although the site is within a 0-15 minute public transport journey of a town centre.

## OVERALL SUMMARY

Overall the site records a positive impact against three of the SA Objectives. The site is proposing residential, and therefore records a positive impact on SA1 and ensuring quality housing is available to everyone.

In terms of SA3 and healthy, vibrant and inclusive communities, the overall impact is positive as the site is within a 0-15 minute public transport journey of a town centre, and also meets the access criteria for GP surgeries, although the site is in excess of 600m of Public Open Space.

The remaining overall positive impact concerns SA5 and improving accessibility to essential services, facilities and employment, as the site is within a 0-15 minute public transport journey time of a town centre, and meets the majority of the accessibility criteria. Whether development of the site would affect access to services for those with the greatest needs is uncertain; the negative elements relate to the demand on existing services and the distances to a train station and a bus stop.

The majority of the remaining impacts are considered uncertain.

Concerning SA4 and increased participation in cultural leisure and recreation activities, the impact is uncertain as although the site meets the access to cultural facilities criteria, and also meets the Access to Natural Greenspace Standards, there is uncertainty in relation to the access to the Green Infrastructure Network, and a negative element recorded as a result of the site's greenfield status.

The impact on the built and historic environment (SA6) would be dependent on the design of the development. Issues to note regarding flood risk and SA7, are that although the site lies outside of flood risk zones 2, 3 3ai and 3b, it is greenfield and therefore development has the potential to increase run-off rates. Concerning SA8 and the effect of traffic on the environment, development of the site would be unlikely to reduce traffic volumes, although the site is a 0-15 minute public transport journey from a town centre.

In relation to SA10 and reducing pollution levels and Co2 emissions, although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in relation to the levels of renewable and low carbon energy generation. Similarly, although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain on SA12 and ensuring

prudent and efficient use of natural resources and energy as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

In terms of the economic objectives, the impact against SA15 and the provision of good employment opportunities for all is uncertain as the site is proposed for residential. The other remaining uncertain impact is recorded against SA17 and enhancing the viability and vitality of the town centres.

Overall the site records two negative impacts overall. Firstly, SA11 and the impact on landscape as the site is within the Green Belt, and is partially within woodland. In addition, the site is good quality grade 3 agricultural land. There are uncertainties over the potential impact on rivers and streams, and the National Character Areas. The other overall negative impact was recorded against SA13 and the efficient use of land as the site is greenfield, would not bring disused spaces / buildings back into use, and would not offer the opportunity to remediate potentially contaminated land.

## **MITIGATION**

Due to the site's greenfield status and the resulting potential to increase run-off, mitigation could be secured through green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off. Other mitigation would be concerned with the impact on the Wildlife Habitat Network and associated woodland in the southern part of the site.

# Sustainability Appraisal Report

LP Site Ref	<b>LP0983</b>	Site Area	<b>1.10</b>	Eastings	<b>406636</b>
				Northings	<b>426866</b>
Property Name/Number	<b>Land at</b>				
Road/Street Name	<b>Maltings Road</b>				
Locality	<b>Ovenden</b>				
Town	<b>Halifax</b>				
Postcode					
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy	<b>2363</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Warley Ward</b>				

## Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Overall a positive impact is recorded for this SA Objective as the site is proposed for residential use.

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

This is a vacant greenfield site, and therefore the impact is uncertain.

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

A positive impact is recorded for this Objective as the site is within a 0-15 minute public transport journey of a town centre, and meets the access criteria for GP Surgeries, both of which support the objective. However the site is in excess of 600m from Public Open Space.

### OBJECTIVE 4

Summary **Positive**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Overall a positive impact is recorded as the site meets the access to cultural facilities requirements; is within an area that meets the Access to Natural Greenspace Standards; and is adjacent to the Green Infrastructure Network. There is a negative element recorded however as the site is greenfield.

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall a positive impact is recorded although there are uncertainties with regards to whether the proposal would affect access to services for those with the greatest needs, in addition there are negative impacts in

relation to demand for existing services and the distance to a train station.

---

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Overall the impact on this SA Objective is uncertain, and any impact will be dependent on the design of any future development.

---

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

Overall the impact is uncertain, as although the site lies outside of flood risk zones 2, 3 3ai and 3b, the undeveloped area is greenfield and therefore development has the potential to increase run-off rates.

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

The impact is uncertain for this SA Objective, new development would increase traffic levels; however the site is a 0-15 minute public transport journey from a town centre.

---

## OBJECTIVE 9

Summary **Uncertain**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall the impact is uncertain for this SA Objective, as although the site is in excess of 800m from a SSSI and a LWS, the site is within the Wildlife Habitat Network and is within an area where priority habitats are at a medium vulnerability to Climate Change. The site is also between 2.5 and 7km from the SPA/SAC. The Main Modifications include a site specific consideration in relation to mitigation of any impacts on the SPA /SAC.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Although new development would be required to meet certain energy efficiency standards, the site if developed, would have an uncertain impact in relation to the levels of renewable and low carbon energy generation.

---

## OBJECTIVE 11

Summary **Negative**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Overall the impact is negative. Approximately 50% of the site is covered by deciduous woodland which overrides the positive impacts on the other priority habitats, and is also within the Green Belt. There are also uncertain elements relating to the impact on rivers and streams, and the impact on National Character Areas. The Main Modifications are proposing to remove the deciduous woodland from the developable area which would help mitigate the impact on this objective and also includes reference to mitigating the impact on the stream.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

---

## OBJECTIVE 13

Summary **Uncertain**

### TO ENSURE EFFICIENT USE OF LAND

Overall the impact is uncertain, as the site is greenfield and would not bring disused spaces or buildings back into use, however the site is within an area that could be expected to accommodate higher density developments, and would also offer the opportunity to remediate potentially contaminated land.

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall the impact is uncertain for this SA Objective, although the policies in the Local Plan would provide a framework to manage waste sustainably.

---

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

An uncertain impact is recorded against this SA Objective as the site is proposed for residential, although it is within a 0-20 minute public transport journey time of a Primary Employment Area.

---

## OBJECTIVE 16

Summary **NA**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

NA as site is proposed for residential.

---

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

An uncertain impact is recorded against this Objective, although the site is a 0-15 minute public transport journey of a town centre.

## OVERALL SUMMARY

Overall the site records a positive impact against four of the SA Objectives. The site is proposing residential therefore the site would have a positive impact on SA1 and ensuring quality housing is available to everyone. In terms of SA3 and healthy, vibrant and inclusive communities, the overall impact is positive, as the site is within a 0-15 minute public transport journey of a town centre and meets the access criteria for GP surgeries, both of which support the Objective, however the site is in excess of 600m from Public Open Space.

With regards to SA4 and increased participation in cultural, leisure, and recreation activities, there is a positive impact recorded as the site meets the access to cultural facilities requirements, is within an area that meets the Access to Natural Greenspace Standards, and adjacent to the Green Infrastructure Network. There is a negative element however as the site is greenfield.

There is a positive impact against SA5 and improving accessibility to essential services, facilities and employment, although there are uncertainties with regards to whether the proposal would affect access to services for those with the greatest needs, in addition there are negative impacts in relation to demand for existing services and the distance to a train station.

The majority of the remaining impacts are considered uncertain.

The impact on the built and historic environment (SA6) would be dependent on the design of the development. Issues to note regarding flood risk and SA7, are that although the site lies outside of flood risk zones 2, 3 3ai and 3b, it is greenfield and therefore development has the potential to increase run-off rates. Concerning SA8 and the effect of traffic on the environment, development of the site would be unlikely to reduce traffic volumes, although the site is a 0-15 minute public transport journey from a town centre.

In terms of SA9 and protecting and enhancing bio and geodiversity the impact is uncertain as although the site is in excess of 800m from a SSSI and a LWS, the site is within the Wildlife Habitat Network and is within an area

where priority habitats are at a medium vulnerability to Climate Change. The site is also between 2.5 and 7km from the SPA/SAC. The Main Modifications include a site specific consideration in relation to mitigation of any impacts on the SPA /SAC.

In relation to SA10 and reducing pollution levels and Co2 emissions, although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in relation to the levels of renewable and low carbon energy generation. Similarly, although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain on SA12 and ensuring prudent and efficient use of natural resources and energy as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

There is an uncertain impact recorded against SA13 and the efficient use of land, as the site is greenfield and would not bring disused spaces or buildings back into use. However, the site is within an area that could be expected to accommodate higher density developments, and would also offer the opportunity to remediate potentially contaminated land.

In relation to the economic objectives, in terms of SA15 and the provision of good employment opportunities, the overall impact is uncertain as the site is proposed for residential. The other remaining uncertain impact is recorded against SA17 and enhancing the viability and vitality of the town centres.

A negative impact was recorded against SA11 and the impact on the landscape as approximately 50% of the site is covered by deciduous woodland, and is also within the Green Belt. There are also uncertain elements relating to the impact on rivers and streams, and the impact on National Character Areas. The Main Modifications are proposing to remove the deciduous woodland from the developable area which would help mitigate the impact on this objective and also includes measures to mitigate the impact on the stream.

## **MITIGATION**

As the site is greenfield, development would result in the potential to increase run-off, mitigation could be secured by applying green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off. There would also be possible mitigation required in relation to the deciduous woodland and the Wildlife Habitat Network. The Main Modifications are proposing to remove the deciduous woodland from the developable area as well as mitigate the potential impacts on the stream and the SPA/SAC.

# Sustainability Appraisal Report

LP Site Ref	<b>LP1000</b>	Site Area	<b>0.63</b>	Eastings	<b>415187</b>
				Northings	<b>421952</b>
Property Name/Number	<b>Land off</b>				
Road/Street Name	<b>Woodhouse Lane</b>				
Locality	<b>Rastrick</b>				
Town	<b>Brighthouse</b>				
Postcode					
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy	<b>2380</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Rastrick Ward</b>				

## Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Site is proposed for residential development therefore considered to have a potentially positive impact on this SA Objective.

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

The site is a greenfield site therefore would start off from a zero crime rate therefore whether it would affect personal and community safety is uncertain.

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

Overall the site records a positive impact, as the site is within a 0-15 minute public transport journey time of a town centre and also meets the accessibility criteria in terms of GP surgeries. Development of the site would result in a loss of Public Open Space.

### OBJECTIVE 4

Summary **Negative**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Site lies entirely within public open space, and would also have a negative impact on levels of greenspace and on the accessibility to green infrastructure.

Main mods:

Site specific considerations updated to include enhancement other open spaces in the area

### OBJECTIVE 5

Summary **Positive**

## TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall impact on the site is positive as it meets the majority of accessibility criteria, however there are negative impacts relating to the access to a Train Station and the demand on existing services, and an uncertain impact on access to services for those with greatest needs.

---

### OBJECTIVE 6

Summary **Uncertain**

#### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Overall the impact on this SA Objective is uncertain, and any impact will be dependent on the design of any future development.

---

### OBJECTIVE 7

Summary **Uncertain**

#### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

Overall impact is uncertain due to the sites green field status and impact of development on run off rates but it is not considered as a site at risk of flooding itself.

---

### OBJECTIVE 8

Summary **Uncertain**

#### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Overall uncertain impact on this SA objective as it is considered development of the site would have a negative impact on the element relating to reducing traffic volumes, however the site is within a 0-15 minute public transport journey time of a town centre.

---

### OBJECTIVE 9

Summary **Positive**

#### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall positive impact on this SA Objective, only uncertainty arises due to the northern boundary of the site being within 800m of a Local Wildlife Site (Calder and Hebble Navigation Canal).

---

### OBJECTIVE 10

Summary **Uncertain**

#### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Overall the impact on this SA Objective is uncertain as it is largely dependent on what development is delivered on site.

---

### OBJECTIVE 11

Summary **Positive**

#### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Overall impact is positive as the site is not predicted to have a significant impact on the priority habitats and is within the existing urban area. The uncertain elements relate to the impact on rivers and streams, and the impact on national character areas.

---

### OBJECTIVE 12

Summary **Uncertain**

#### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Overall the impact on this SA Objective is uncertain and will depend on the type of development delivered on site

---

### OBJECTIVE 13

Summary **Negative**

#### TO ENSURE EFFICIENT USE OF LAND

Overall the impact on this SA Objective is negative, mainly due to the site's greenfield status.

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

The impact on this SA Objective is uncertain as it is dependent as to the materials used in any future development

---

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Overall impact is uncertain as the site is within an area with low levels of unemployment according to the IMD and it is uncertain as to whether it would affect access to employment opportunities and reduce commuting out of the district.

---

## OBJECTIVE 16

Summary **NA**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

Site proposed for residential and impacts are NA. The only uncertainty relates to the element of the SA Objective that is concerned with inward investment.

---

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

Overall impact from this potential residential allocation is uncertain, however an increased population within a relatively short distance of Brighouse town centre could have a positive impact by increasing footfall in the town centre, although given the size of the site the impact would be very limited.

## OVERALL SUMMARY

The site records positive impacts on a number of the SA Objectives. The green field site is proposed for residential development, and therefore would have a positive impact on SA 1 and ensuring quality housing is available to everyone. The site records a positive impact against SA3 and healthy, vibrant and inclusive communities as it is within a 0-15 minute public transport journey of a town centre; additionally it meets the access criteria to GP surgeries both of which support the objective. There is a negative element recorded against the site however, as development of the site would result in a loss of Public Open Space. In terms of SA5 and improving access to essential services, facilities and employment, a positive impact is recorded as the site meets the majority of the accessibility criteria. There are negative impacts however, relating to the access to a Train Station and the demand on existing services, and an uncertain impact on access to services for those with greatest needs.

Other positive impacts are recorded against SA9 and the protection and enhancement of biodiversity and geodiversity, alongside SA Objective 11, and protection of the landscape (although the site has a negative impact on the Green Belt).

The majority of impacts on the remaining SA objectives are considered as Uncertain. Issues to note are that although the site is not considered to be at risk of flooding itself, the sites green field status and impact of development on run off rates results in an uncertain impact on SA 7 and flood risk. Overall there is an uncertain impact on SA8 and reducing the effect of traffic on the environment as it is considered development of the site would have a negative impact on the element relating to reducing traffic volumes, however the site is within a 0-15 minute public transport journey time of a town centre.

Both SA 10 and the reduction of pollution and CO2 emissions to target levels and SA12 concerned with the efficient use of natural resources and energy record uncertain impacts as it is dependent on what is actually developed on the site.

The uncertain impact on SA15 and the provision of good employment opportunities for all is as a result of the

site lying within an area with low levels of unemployment according to the IMD, in addition it is uncertain as to whether it would affect access to employment opportunities and reduce commuting out of the district.

The overall impact on SA17 and town centres from this potential residential allocation is uncertain, since although the site is within a relatively short distance of Brighthouse town centre, any impact is limited due to the size of the site.

There are two potential negative impacts recorded against the site, firstly, the vast majority of the site lies within public open space, and therefore this would have a negative impact on SA Objective 4 related to encouraging increased participation in cultural, leisure and recreation facilities, and secondly, due to the sites' green field status, there is a negative impact recorded against SA13 and the efficient use of land.

## **MITIGATION**

An overall Negative impact was recorded against SA Objectives 4 (to encourage increased participation in cultural, leisure and recreation activities) and 13 (to ensure efficient use of land) and Negative impacts were recorded against elements of other Objectives. Some of these impacts should be mitigated through the implementation of high quality development proposals reflecting both the Policy requirements in the Local Plan and the site specific considerations identified in Appendix 1 to the Plan (Site Allocations – Supporting Information). This would also result in addressing many of those elements where the impact is Uncertain. Inevitably there is less opportunity to mitigate the impact on some elements due to the greenfield nature of the site. Impacts on some on-site elements should be mitigated by measures such as the provision of SuDs and green and blue infrastructure as well as the impact on the loss of open space as a result of development on this site would need to be mitigated.

Main mods:

Site specific considerations updated to include a Heritage Impact Assessment and enhancement other open spaces in the area

# Sustainability Appraisal Report

LP Site Ref	<b>LP1034</b>	Site Area	<b>1.97</b>	Eastings	<b>412581</b>
Property Name/Number	<b>Land off Soaper Lane</b>			Northings	<b>429215</b>
Road/Street Name					
Locality	<b>Shelf</b>				
Town	<b>Halifax</b>				
Postcode	<b>HX3 7PT</b>				
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy	<b>2414</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Northowram and Shelf Ward</b>				

## Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Site is proposed for residential therefore positive impact against this SA Objective.

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

Overall impact is uncertain as it is a greenfield site.

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

The overall impact is positive as the site records positive outcomes in relation to reducing social exclusion and meeting the accessibility requirements for GP surgeries, and to Public Open Space.

### OBJECTIVE 4

Summary **Uncertain**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Overall the impact is uncertain, as although the site meets access criteria for cultural facilities and to green space, the site is greenfield and as a result there is a negative impact in relation to the level of open green spaces. Furthermore, there are uncertain outcomes recorded relating to accessibility to the local countryside and to multi-function Green Infrastructure.

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall positive impact as the site meets the majority of the accessibility criteria. It is uncertain however whether the proposal would affect access to services for those with the greatest needs. In addition, there are negative

impacts on demand for existing services and distance to train stations and bus stops.

---

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Overall the impact on this SA Objective is uncertain, and any impact will be dependent on the design of any future development.

---

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

Overall impact is uncertain, the site is greenfield and lies outside flood zones 2, 3, 3ai and 3b.

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Overall impact is uncertain as new development is unlikely to reduce traffic volumes, although the site is within a 0-15 minute public transport journey of a town centre.

---

## OBJECTIVE 9

Summary **Positive**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall the impact is positive as the site is located in excess of 800m from a SSSI, and is not located within or adjacent to a wildlife habitat network. It is however between 400m and 800m from a LWS and within 7km of the SPA/SAC.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

The overall impact is uncertain: although new development would need to meet certain energy efficiency standards, there is uncertainty in relation to the improvement of air quality; renewable and low-carbon energy use and generation; and of the protection and improvement of water quality. Additionally, as the site is a vacant greenfield site, it is unlikely that the proposal would reduce greenhouse gas emissions.

---

## OBJECTIVE 11

Summary **Positive**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Overall the impact is positive as the outcomes relating to the priority habitats objectives are positive, as is the protection of good quality agricultural land. However, the site is within the Green Belt.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

---

## OBJECTIVE 13

Summary **Uncertain**

### TO ENSURE EFFICIENT USE OF LAND

The overall impact is uncertain. Whilst the proposal is likely to lead to higher density development, and part of the site contains potentially contaminated land, as the site is greenfield there are negative outcomes relating to the re-use of previously developed sites, and bringing disused buildings or spaces back into use.

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall the impact is uncertain, although the policies in the Local Plan will provide a framework to manage waste sustainably.

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Overall impact is uncertain, as although the site is proposed for residential, it is within a LSOA which is ranked in the 5th decile of the IMD (employment data - where 1st decile is the most deprived and 10th decile is the least deprived) and within a 0-20 minute public transport journey time of a primary employment area.

## OBJECTIVE 16

Summary **NA**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

NA as the site is proposed for residential

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

The impact is uncertain although the proposed residential allocation is located within a 0-15 minute public transport journey of a town centre .

## OVERALL SUMMARY

This site has been amalgamated with 1035 which is the original site to the south of 1034. The impacts on the SA Objectives remains as the original assessment, although there is a stronger positive effect on SA1 given the increased capacity of the combined sites and therefore increased opportunity for affordable housing. Overall the site records a positive impact against five of the SA objectives. The site is proposing residential therefore the site would have a positive impact on SA1 in ensuring quality housing is available to everyone. A positive impact is recorded against SA3 and healthy, vibrant and inclusive communities as the site records positive outcomes in relation to reducing social exclusion and meeting the accessibility requirements for GP surgeries, and to Public Open Space. There is a positive impact against SA5 in improving accessibility to essential services, facilities and employment as the site meets the majority of the accessibility criteria. The outcome relating to SA9 is positive as the site is located in excess of 800m from a SSSI, and is not located within or adjacent to a wildlife habitat network. The outcome on SA11 is a positive outcome as the outcomes relating to the priority habitats objectives are positive, as is the protection of good quality agricultural land. However, the site is within the existing Green Belt.

The majority of the remaining impacts are considered uncertain. The impact on SA2, safety and security, is uncertain as the site is a greenfield site. An uncertain outcome is recorded against objective SA4, as although the site meets access criteria for cultural facilities and to green space, the site is greenfield and as a result there is a negative impact in relation to the level of open green spaces. Furthermore, there are uncertain outcomes recorded relating to accessibility to the local countryside and to multi-function green infrastructure. The impact on the built and historic environment (SA6) would be dependent on the design of the development and is therefore uncertain.

In terms of flood risk and SA7 there is an overall uncertain impact as the site is greenfield and lies outside flood zones 2, 3, 3ai and 3b. Concerning SA8 and the effect of traffic on the environment, there is an uncertain impact as new development is unlikely to reduce traffic volumes, although the site is within a 0-15 minute public transport journey of a town centre. In relation to SA10 and reducing pollution levels and Co2 emissions, although new development would be required to meet certain energy efficiency standards there is uncertainty in relation to levels of renewable and low-carbon energy generation. Similarly, although new development will be required

to meet certain energy efficiency requirements, the overall impact is uncertain on SA12 and ensuring prudent and efficient use of natural resources and energy as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

Objective SA13 and the efficient use of land has an uncertain outcome, as although the site is within an area that could be expected to accommodate a higher density of development, the site is greenfield, would therefore not offer the opportunity to bring disused buildings or spaces back into use. There is uncertainty on the outcome of SA14, in terms of whether it will allow waste and consumption of materials to be reduced, although the policies in the Local Plan would provide a framework to manage waste sustainably. In relation to the economic objectives, in terms of SA15 and the provision of good employment opportunities, the overall impact is uncertain as the site is proposed for residential. The remaining positive impact is recorded against SA17 and enhancing the viability and vitality of the town centres, although the site is located within a 0-15 minute public transport journey of a town centre.

The site recorded no negative overall outcomes.

## **MITIGATION**

Due to the site's green field status, and resulting potential to increase run-off, mitigation could be secured through green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off.

# Sustainability Appraisal Report

LP Site Ref	<b>LP1036</b>	Eastings	<b>412732</b>
Property Name/Number	<b>Land at Shelf Cricket Ground</b>	Northings	<b>429098</b>
Road/Street Name	<b>Carr House Lane</b>		
Locality	<b>Shelf</b>		
Town	<b>Halifax</b>		
Postcode			
Draft Plan Proposed Use	<b>New Housing Site</b>		
Ward	<b>Northowram and Shelf Ward</b>		

## SA Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Site is proposed for housing therefore positive impact against this SA Objective.

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

Predominantly greenfield site and Public Open Space (Cricket Club) therefore impact is uncertain

### OBJECTIVE 3

Summary **Uncertain**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

Overall the impact is uncertain, as although the site is within a 0-15 minute public transport journey from a town centre and meets the access criteria for GP surgeries, it is in use as Public Open Space .

### OBJECTIVE 4

Summary **Negative**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Overall negative impact as the site is Public Open Space (Cricket Club)

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall positive impact as it meets the majority of the accessibility criteria, and is within a 0-15 minute public transport journey of a town centre, however whether development of the site would affect access to services for those with the greatest needs is uncertain. In addition the negative elements relate to the demand on existing services and the distance to a train station.

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Overall the impact on this SA Objective is uncertain, and any impact will be dependent on the design of any future development.

---

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

Overall impact is uncertain, as although the site lies outside of flood risk zones 2, 3 3ai & 3b it is a greenfield site and therefore development has the potential to increase run off rates.

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Overall impact is uncertain, as development of the site would be unlikely to reduce traffic volumes, although the site is a 0-15 minute public transport journey from a town centre.

---

## OBJECTIVE 9

Summary **Positive**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall impact is positive, as the site is in excess of 800m from a SSSI, outside the Wildlife Habitat Network, nor is it within an area where priority habitats are at a medium, medium-high, or high vulnerability to climate change. It is however between 400m - 800m of a LWS (Sun Wood), and between 2.5km and 7km of the SPA/SAC.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in relation to the levels of renewable and low carbon energy generation.

---

## OBJECTIVE 11

Summary **Positive**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Overall impact is positive as although the site is within the existing Green Belt, it is not predicted to have a significant impact on priority habitats. The uncertain elements relates to the impact on rivers and streams, and the impact on National Character Areas.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

---

## OBJECTIVE 13

Summary **Negative**

### TO ENSURE EFFICIENT USE OF LAND

Overall impact is negative as the site is greenfield, would not bring disused spaces or buildings back into use, nor would the majority of the site offer the opportunity to remediate potentially contaminated land. The site is though within an area that could be expected to accommodate higher density development.

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall impact is uncertain on this SA Objective, although the policies in the Local Plan would provide a framework to manage waste sustainably.

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Uncertain impact as site is proposed for residential, although it is within a 0-20 minute public transport journey of a primary employment area.

## OBJECTIVE 16

Summary **NA**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

NA as site is proposed for residential

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

Uncertain impact, although the site is a 0-15 minute public transport journey of a town centre.

## OVERALL SUMMARY

Overall the site records a positive impact against four of the SA objectives. The site is proposed for residential and therefore has a positive impact against SA1 and ensuring quality housing is available to everyone. There is a positive impact against SA5 and improving accessibility to essential services, facilities and employment as it meets the majority of the accessibility criteria, and is within a 0-15 minute public transport journey of a town centre, however whether development of the site would affect access to services for those with the greatest needs is uncertain. In addition the negative elements relate to the demand on existing services and the distance to a train station.

A positive impact is recorded against SA9 and the protection and enhancement of bio and geodiversity as the site is in excess of 800m from a SSSI, outside the Wildlife Habitat Network, nor is it within an area where priority habitats are at a medium, medium-high, or high vulnerability to climate change. It is however between 400m - 800m of a LWS (Sun Wood), and between 2.5km and 7km of the SPA/SAC.

The other positive impact is recorded against SA11 and the impact on the landscape as although the site is within the existing Green Belt, it is not predicted to have a significant impact on priority habitats. The uncertain elements relates to the impact on rivers and streams, and the impact on national character areas.

The majority of the remaining impacts are considered uncertain.

Concerning SA3 and healthy, vibrant and inclusive communities the impact is uncertain as although the site is within a 0-15 minute public transport and meets the access criteria for GP surgeries, it is in use as Public Open Space. The impact on the built and historic environment (SA6) would be dependent on the design of the development. Issues to note regarding flood risk and SA7, are that although the site lies outside of flood risk zones 2, 3 3ai & 3b it is greenfield and therefore development has the potential to increase run off rates. Concerning SA8 and the effect of traffic on the environment, development of the site would be unlikely to reduce traffic volumes, although the site is within a 0-15 minute public transport journey of a town centre.

In relation to SA10 and reducing pollution levels and Co2 emissions, although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in relation to the levels of renewable and low carbon energy generation. Similarly, although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain on SA12 and ensuring

prudent and efficient use of natural resources and energy as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

In relation to the economic objectives, in terms of SA15 and the provision of good employment opportunities, the overall impact is uncertain as the site is proposed for residential. The other remaining uncertain impact is recorded against SA17 and enhancing the viability and vitality of the town centres.

The site recorded two overall negative impacts. There was an overall negative impact against SA4 and increased participation in cultural, leisure and recreation activities, as the site is greenfield and is existing Public Open Space. The other overall negative impact was recorded against SA13 and the efficient use of land as the site is greenfield, would not bring disused spaces or buildings back into use, nor would the majority of the site offer the opportunity to remediate potentially contaminated land. The site is though within an area that could be expected to accommodate higher density development.

## **MITIGATION**

As the site is greenfield, development would result in the potential to increase run-off, mitigation could be secured by applying green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off. Other mitigation would be required in relation to the loss of Public Open Space.

# Sustainability Appraisal Report

LP Site Ref	<b>LP1037</b>	Eastings	<b>412497</b>
Property Name/Number	<b>Land off</b>	Northings	<b>429085</b>
Road/Street Name	<b>Burned Road</b>		
Locality	<b>Shelf</b>		
Town	<b>Halifax</b>		
Postcode	<b>HX3 7PT</b>		
Draft Plan Proposed Use	<b>New Housing Site</b>		
Ward	<b>Northowram and Shelf Ward</b>		

## SA Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Site is proposed for housing therefore positive impact against this SA Objective.

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

Overall uncertain impact, as the site is predominantly greenfield but also has an element of brownfield (Residential Properties, some farm buildings)

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

Overall positive impact as the site is within a 0-15 minute public transport journey of a town centre, and meets the accessibility criteria for Public Open Space and for GP Surgeries.

### OBJECTIVE 4

Summary **Uncertain**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Overall uncertain impact as although the site meets the access criteria for cultural facilities and meets the Access to Natural Greenspace Standards, the site is predominantly greenfield and there are uncertainties in relation to accessing Green Infrastructure.

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall positive impact as it meets the majority of the accessibility criteria, and is within a 0-15 minute public transport journey of a town centre, however whether development of the site would affect access to services for

those with the greatest needs is uncertain. In addition the negative elements relate to the demand on existing services and the distance to a train station.

---

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Overall the impact on this SA Objective is uncertain, and any impact will be dependent on the design of any future development.

---

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

Overall impact is uncertain, as although the site lies outside of flood risk zones 2, 3 3ai & 3b it is a predominantly greenfield site and therefore development has the potential to increase run off rates.

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Overall impact is uncertain, as development of the site would be unlikely to reduce traffic volumes, although the site is a 0-15 minute public transport journey from a town centre.

---

## OBJECTIVE 9

Summary **Positive**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall impact is positive, as the site is in excess of 800m from a SSSI, outside the Wildlife Habitat Network, nor is it within an area where priority habitats are at a medium, medium-high, or high vulnerability to climate change. It is however between 400m - 800m of a LWS (Sun Wood), and between 2.5km and 7km of the SPA/SAC.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in relation to the levels of renewable and low carbon energy generation.

---

## OBJECTIVE 11

Summary **Positive**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Overall impact is positive as although the site is within the existing Green Belt, it is not predicted to have a significant impact on priority habitats. The uncertain elements relates to the impact on rivers and streams, and the impact on National Character Areas.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

---

## OBJECTIVE 13

Summary **Negative**

### TO ENSURE EFFICIENT USE OF LAND

Overall impact is negative as the site is predominantly greenfield, would not bring disused spaces or buildings

back into use, nor would the majority of the site offer the opportunity to remediate potentially contaminated or derelict land. The site is though within an area that could be expected to accommodate higher density development.

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall impact is uncertain on this SA Objective, although the policies in the Local Plan would provide a framework to manage waste sustainably.

---

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Uncertain impact as site is proposed for residential, although it is within a 0-20 minute public transport journey of a primary employment area.

---

## OBJECTIVE 16

Summary **NA**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

NA as site is proposed for residential

---

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

Uncertain impact, although the site is a 0-15 minute public transport journey of a town centre.

## OVERALL SUMMARY

Overall the site records a positive impact against five of the SA objectives. The site is proposed for residential and therefore has a positive impact against SA1 and ensuring quality housing is available to everyone. A positive impact is recorded against SA3 and healthy, vibrant and inclusive communities as the site is within a 0-15 minute public transport journey of a town centre, and meets the accessibility criteria for Public Open Space and for GP Surgeries.

There is a positive impact against SA5 and improving accessibility to essential services, facilities and employment as it meets the majority of the accessibility criteria, and is within a 0-15 minute public transport journey of a town centre, however whether development of the site would affect access to services for those with the greatest needs is uncertain. In addition the negative elements relate to the demand on existing services and the distance to a train station.

A positive impact is recorded against SA9 and the protection and enhancement of bio and geodiversity as the site is in excess of 800m from a SSSI, outside the Wildlife Habitat Network, nor is it within an area where priority habitats are at a medium, medium-high, or high vulnerability to climate change. It is however between 400m - 800m of a LWS (Sun Wood), and between 2.5km and 7km of the SPA/SAC.

The other positive impact is recorded against SA11 and the impact on the landscape as although the site is within the existing Green Belt, it is not predicted to have a significant impact on priority habitats. The uncertain elements relates to the impact on rivers and streams, and the impact on National Character Areas.

The majority of the remaining impacts are considered uncertain.

In terms of SA4 and increased participation in cultural leisure and recreation activities an uncertain impact is recorded as although the site meets the access criteria for cultural facilities and meets the Access to Natural Greenspace Standards, the site is predominantly greenfield and there are uncertainties in relation to accessing Green Infrastructure.

The impact on the built and historic environment (SA6) would be dependent on the design of the development. Issues to note regarding flood risk and SA7, are that although the site lies outside of flood risk zones 2, 3 3ai & 3b it is predominantly greenfield and therefore development has the potential to increase run off rates. Concerning SA8 and the effect of traffic on the environment, development of the site would be unlikely to reduce traffic volumes, although the site is within a 0-15 minute public transport journey of a town centre.

In relation to SA10 and reducing pollution levels and Co2 emissions, although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in relation to the levels of renewable and low carbon energy generation. Similarly, although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain on SA12 and ensuring prudent and efficient use of natural resources and energy as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

In relation to the economic objectives, in terms of SA15 and the provision of good employment opportunities, the overall impact is uncertain as the site is proposed for residential. The other remaining uncertain impact is recorded against SA17 and enhancing the viability and vitality of the town centres.

The site recorded one overall negative impact against SA13 and the efficient use of land as the site is predominantly greenfield, would not bring disused spaces or buildings back into use, nor would the majority of the site offer the opportunity to remediate potentially contaminated or derelict land. The site is though within an area that could be expected to accommodate higher density development.

## **MITIGATION**

As the site is predominantly greenfield, development would result in the potential to increase run-off, mitigation could be secured by applying green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off.

# Sustainability Appraisal Report

LP Site Ref	<b>LP1044</b>	Site Area	<b>1.88</b>	Eastings	<b>411515</b>
				Northings	<b>428040</b>
Property Name/Number	<b>Hud Hill Farm</b>				
Road/Street Name					
Locality	<b>Northowram</b>				
Town	<b>Halifax</b>				
Postcode	<b>HX3 7LH</b>				
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy	<b>2424</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Northowram and Shelf Ward</b>				

## Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Site is proposed for housing therefore positive impact against this SA Objective.

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

Predominantly greenfield site apart from the farmhouse and cottages therefore uncertain impact.

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

Overall positive impact as the site is within a 0-15 minute public transport journey of a town centre, and meets the accessibility criteria for Public Open Space and for GP Surgeries.

### OBJECTIVE 4

Summary **Uncertain**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Overall uncertain impact as although the site meets the access criteria for cultural facilities and meets the Access to Natural Greenspace Standards, the site is greenfield and there are uncertainties in relation to accessing Green Infrastructure, although the Calderdale Way passes through the site.

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall positive impact as it meets the majority of the accessibility criteria, and is within a 0-15 minute public transport journey of a town centre, however whether development of the site would affect access to services for those with the greatest needs is uncertain. In addition the negative elements relate to the demand on existing

services and the distance to a train station.

---

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Overall the impact on this SA Objective is uncertain, and any impact will be dependent on the design of any future development. The main Modifications suggest removing the field to the north west from the developable area to mitigate the impact on heritage assets.

---

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

Overall impact is uncertain, as although the site lies outside of flood risk zones 2, 3 3ai & 3b it is a greenfield site and therefore development has the potential to increase run off rates.

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Overall impact is uncertain, as development of the site would be unlikely to reduce traffic volumes, although the site is a 0-15 minute public transport journey from a town centre.

---

## OBJECTIVE 9

Summary **Positive**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall impact is positive, as the site is in excess of 800m from a SSSI, outside the Wildlife Habitat Network, nor is it within an area where priority habitats are at a medium, medium-high, or high vulnerability to climate change. It is however between 400m - 800m of a LWS (Sun Wood), and between 2.5km and 7km of the SPA/SAC.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in relation to the levels of renewable and low carbon energy generation.

---

## OBJECTIVE 11

Summary **Negative**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Overall impact is negative as the site includes Lowland Meadow which is a UK priority Habitat and the site is also within the existing Green Belt. The uncertain elements relates to the impact on rivers and streams, and the impact on national character areas.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

---

## OBJECTIVE 13

Summary **Negative**

### TO ENSURE EFFICIENT USE OF LAND

Overall impact is negative as the site is greenfield, would not bring disused spaces or buildings back into use, nor

would it offer the opportunity to remediate potentially contaminated land. The site is though within an area that could be expected to accommodate higher density development.

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall impact is uncertain on this SA Objective, although the policies in the Local Plan would provide a framework to manage waste sustainably.

---

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Uncertain impact as site is proposed for residential, although it is within a 0-20 minute public transport journey of a primary employment area.

---

## OBJECTIVE 16

Summary **NA**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

NA as site is proposed for residential

---

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

Uncertain impact, although the site is a 0-15 minute public transport journey of a town centre.

## OVERALL SUMMARY

Overall the site records a positive impact against four of the SA objectives. The site is proposed for residential and therefore has a positive impact against SA1 and ensuring quality housing is available to everyone. The site has a positive impact on SA3 and healthy, vibrant and inclusive communities as the site is within a 0-15 minute public transport journey of a town centre, within 600m of Public Open Space, and meets the access criteria for GP surgeries.

There is a positive impact against SA5 and improving accessibility to essential services, facilities and employment as it meets the majority of the accessibility criteria, and is within a 0-15 minute public transport journey of a town centre, however whether development of the site would affect access to services for those with the greatest needs is uncertain. In addition the negative elements relate to the demand on existing services and the distance to a train station.

In terms of SA9 and the protection and enhancement of bio and geodiversity the impact is positive as the site is in excess of 800m from a SSSI, outside the Wildlife Habitat Network, nor is it within an area where priority habitats are at a medium, medium-high, or high vulnerability to climate change. It is however between 400m - 800m of a LWS (Sun Wood), and between 2.5km and 7km of the SPA/SAC.

The majority of the remaining impacts are considered uncertain.

In terms of SA4 and encouraging increased participation in cultural leisure and recreation activities, there is an uncertain impact as although the site meets the access criteria for cultural facilities and meets the Access to Natural Greenspace Standards, the site is greenfield and there are uncertainties in relation to accessing Green Infrastructure, although the Calderdale Way passes through the site.

The impact on the built and historic environment (SA6) would be dependent on the design of the development, although the main modifications refer to removing the field to the north west from the developable area to mitigate any heritage impacts. Issues to note regarding flood risk and SA7, are that although the site lies outside of flood risk zones 2, 3 3ai & 3b it is greenfield and therefore development has the potential to increase run off

rates. Concerning SA8 and the effect of traffic on the environment, development of the site would be unlikely to reduce traffic volumes, although the site is within a 0-15 minute public transport journey of a town centre.

In relation to SA10 and reducing pollution levels and Co2 emissions, although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in relation to the levels of renewable and low carbon energy generation. In terms of SA11,

Although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain on SA12 and ensuring prudent and efficient use of natural resources and energy as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

In relation to the economic objectives, in terms of SA15 and the provision of good employment opportunities, the overall impact is uncertain as the site is proposed for residential. The other remaining uncertain impact is recorded against SA17 and enhancing the viability and vitality of the town centres.

The site recorded one overall negative impact against SA13 and the efficient use of land as the site is greenfield, would not bring disused spaces or buildings back into use, nor would it offer the opportunity to remediate potentially contaminated land. The site is though within an area that could be expected to accommodate higher density development.

## **MITIGATION**

As the site is greenfield, development would result in the potential to increase run-off, mitigation could be secured by applying green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off. Protection of the Calderdale Way footpath would also need to be addressed.

# Sustainability Appraisal Report

LP Site Ref	<b>LP1128</b>	Eastings	<b>410238</b>
Property Name/Number	<b>Land off Park Lane</b>	Northings	<b>422810</b>
Road/Street Name			
Locality	<b>Siddal</b>		
Town	<b>Halifax</b>		
Postcode	<b>HX3</b>		
Draft Plan Proposed Use	<b>New Housing Site</b>		
Ward	<b>Town Ward</b>		

## SA Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Site is proposed for residential therefore would support this SA Objective.

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

Overall impact is uncertain as the site is vacant and greenfield.

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

Positive impact as the site is in within a 0-15 minute public transport journey of Halifax town centre, within 600m of Public Open Space and meets the access criteria for GP surgeries, all of which support the Objective.

### OBJECTIVE 4

Summary **Uncertain**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Overall uncertain impact, the site meets the accessibility criteria for cultural facilities, is within an area that meets the Access to Natural Greenspace Standards. The site is however greenfield, and there are uncertainties with regards to the Green Infrastructure Network.

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Positive impact as it meets the majority of the accessibility criteria, although there are negative impacts on the demand for existing services and the distances to a train station.

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Overall the impact on this SA Objective is uncertain, and any impact will be dependent on the design of any future development.

---

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

Overall impact is uncertain, as although the site lies outside of flood risk zones 2, 3 3ai & 3b the site is greenfield and therefore development has the potential to increase run off rates.

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Impact is uncertain, new development would increase traffic levels; however the site is within 0-15 minute public transport journey of Halifax town centre.

---

## OBJECTIVE 9

Summary **Positive**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall impact is positive. The site is in excess of 7km from the SPA/SAC, over 800m of a SSSI, outside and not adjacent to the Wildlife Habitat Network, and not within an area where priority habitats are at a medium, medium-high, or high vulnerability to Climate Change. The uncertain element refers to the fact the site is within 400m - 800m of a LWS (Rochdale Canal).

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in relation to the levels of renewable and low carbon energy generation.

---

## OBJECTIVE 11

Summary **Positive**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Overall impact is positive, as the site is not predicted to have a significant impact on any priority habitats; the site is however in the existing Green Belt and the uncertain elements refer to the potential impact on rivers and streams, and the impact on National Character Areas.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

---

## OBJECTIVE 13

Summary **Negative**

### TO ENSURE EFFICIENT USE OF LAND

Overall negative impact, since the land is greenfield, does not offer the opportunity to remediate potentially contaminated land, nor would it bring disused buildings / spaces back into use. The site is though within an area that could be expected to accommodate a higher density of development.

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall impact is uncertain on this SA Objective, although the policies in the Local Plan would provide a framework to manage waste sustainably.

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Uncertain impact as the site is proposed for residential - the site is though within a 0-20 minute public transport journey of a primary employment area.

## OBJECTIVE 16

Summary **NA**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

NA as the site is proposed for residential.

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

Overall uncertain impact although it is within a 0-15 minute public transport journey of Halifax town centre.

## OVERALL SUMMARY

The greenfield site is proposed for residential and records a positive impact against five of the SA Objectives. As the site is proposing residential there is a positive impact against SA1 and ensuring quality housing is available to everyone. Concerning SA3 and healthy, vibrant and inclusive communities, the site records a positive impact as the site is within a 0-15 minute public transport journey of Halifax town centre, within 600m of Public Open Space and meets the access criteria for GP surgeries, all of which support the objective.

In terms of SA5 and access to essential services, facilities and employment there is a positive impact as it meets the majority of the accessibility criteria, although there are negative impacts on the demand for existing services and the distances to a train station.

Concerning SA9 and the protection and enhancement of bio and geodiversity, the impact is positive. The site is in excess of 7km from the SPA/SAC, over 800m of a SSSI, outside and not adjacent to the Wildlife Habitat Network, and not within an area where priority habitats are at a medium, medium-high, or high vulnerability to climate change. The uncertain element refers to the fact the site is within 400m - 800m of a LWS (Rochdale Canal).

The remaining positive impact is against SA11 and the protection and enhancing landscape, as the site is not predicted to have a significant impact on any priority habitats; however the site is within the existing Green Belt and the uncertain elements refer to the potential impact on rivers and streams, and the impact on National Character Areas.

The majority of the remaining impacts are considered uncertain.

There is an uncertain impact recorded against SA4 and increased participation in cultural, leisure and recreation activities, as the site meets the accessibility criteria for cultural facilities, and is within an area that meets the Access to Natural Greenspace Standards. The site is however greenfield, and there are uncertainties with regards to accessing the Green Infrastructure Network.

Overall at this stage of the assessment, the impact on SA6 and the built and historic environment (SA6) will be dependent on the design of any future development. Issues to note regarding flood risk and SA7, are that although the site lies outside of flood risk zones 2, 3 3a & 3b it is greenfield and therefore development has the potential to increase run off rates. Concerning SA8 and the effect of traffic on the environment, development of

the site would be unlikely to reduce traffic volumes, although it is within a 0-15 minute public transport journey of Halifax town centre.

In relation to SA10 and reducing pollution levels and Co2 emissions, although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in relation to the levels of renewable and low carbon energy generation. Similarly, although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain on SA12 and ensuring prudent and efficient use of natural resources and energy as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

With regards to the economic objectives, in terms of SA15 and the provision of good employment opportunities for all, there is an uncertain impact as the site is proposed for residential, although it is within a 0-20 minute public transport journey of a primary employment area. Whether or not the site would have a significant impact on the viability and vitality of town centres is uncertain, although it is within a 0-15 minute public transport journey of a town centre.

The site recorded one overall negative impact, against SA13 and the efficient use of land, as the land is greenfield, does not offer the opportunity to remediate potentially contaminated land, nor would it not bring disused buildings / spaces back into use. The site is though within an area that could be expected to accommodate a higher density of development.

## **MITIGATION**

As the site is greenfield, development would result in the potential to increase run-off, mitigation could be secured by applying green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off.

# Sustainability Appraisal Report

LP Site Ref	<b>LP1180</b>	Site Area	<b>2.60</b>	Eastings	<b>408516</b>
				Northings	<b>426461</b>
Property Name/Number	<b>Old Lane Dyeworks</b>				
Road/Street Name	<b>Old Lane</b>				
Locality					
Town	<b>Halifax</b>				
Postcode					
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy	<b>2559</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Town Ward</b>				

## Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Positive outcome as housing is proposed.

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

Uncertain outcome as the site is predominantly greenfield.

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

The overall impact is positive as the site records positive outcomes in relation to reducing social exclusion and meeting the accessibility requirements for GP surgeries, and concerning people's opportunities to adopt healthy lifestyles.

### OBJECTIVE 4

Summary **Positive**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Overall the impact is positive, as the site meets the accessibility requirements for cultural facilities, access to the local countryside, and to multi-functional green infrastructure.

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall positive impact as the site meets the majority of the accessibility criteria. Negative outcomes are recorded however, on the effects of the proposal in relation to the demand for existing services, and the distance to a train station.

---

## OBJECTIVE 6

Summary **Positive**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

The overall outcome is positive as the site has a listed building at risk - Old Lane Mill/Rawson's Mill, which is an unoccupied grade II\* listed building, currently in a poor state of repair. The amended developable area is reduced significantly in the Modifications which would limit the level of new development taking place in the setting of the existing heritage assets.

---

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

The overall impact is uncertain - the site is predominantly greenfield, and lies within flood zones 2, 3, and 3ai. Furthermore, the Ovenden Brook runs throughout the site and therefore a negative outcome is recorded for the potential to create washland in future.

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Overall impact is uncertain as new development is unlikely to reduce traffic volumes, although the site is within a 0-15 minute public transport journey of a town centre.

---

## OBJECTIVE 9

Summary **Uncertain**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

The overall impact is uncertain as whilst the site is situated more than 800m from a SSSI, and in excess of 800m of a LWS, the site is located within a wildlife habitat network.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

The overall impact is uncertain: although new development would need to meet certain energy efficiency standards, there is uncertainty in relation to the improvement of air quality; renewable and low-carbon energy use and generation; and of the protection and improvement of water quality. Additionally, as the site is a vacant greenfield site, it is unlikely that the proposal would reduce greenhouse gas emissions.

---

## OBJECTIVE 11

Summary **Negative**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Overall the outcome is negative as the proposal will not protect woodland, as the wildlife habitat network on the site contains a woodland element, and part of the site contains deciduous woodland, both of which as part of the protection of priority habitats, carry significant weighting, and which therefore override the remaining positives impacts.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Overall the impact on this SA Objective is uncertain and will depend on the type of development delivered on site.

---

## OBJECTIVE 13

Summary **Uncertain**

### TO ENSURE EFFICIENT USE OF LAND

Although an overall uncertain outcome is recorded, some elements of this objective record positive outcomes. For instance, although the site is predominantly greenfield, a vacant mill is located within the boundaries of the

site, and therefore this may have a significant impact on Q3 in the proposal leading to higher density development. Additionally, part of the site contains contaminated land, and therefore there may be scope to remediate it.

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

The impact on this SA Objective is uncertain as it is dependent as to the materials used in any future development.

---

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

The outcome is uncertain: whilst the proposal may lead to increased employment opportunities for disadvantaged groups due to the site being located in a LSOA that is ranked 3rd in the IMD which is within a positive transport journey to a primary employment area, as the site is proposed for residential, the overall affect on employment opportunities is uncertain.

---

## OBJECTIVE 16

Summary **NA**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

NA as the site is proposed for residential.

---

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

The outcome is uncertain as the site is not situated within a town centre, but is likely to allow current retailers to remain trading as the site is within a positive transport journey of a town centre.

## OVERALL SUMMARY

Overall the site records a positive impact against five of the SA objectives. The site is proposing residential therefore the site would have a positive impact on SA1 in ensuring quality housing is available to everyone. A positive impact is recorded against SA3 and healthy, vibrant and inclusive communities as the site records positive outcomes in relation to reducing social exclusion and meeting the accessibility requirements for GP surgeries, and concerning people's opportunities to adopt healthy lifestyles. A positive outcome is recorded against objective SA4, as the site meets the accessibility requirements for cultural facilities, access to the local countryside, and to multi-functional green infrastructure. There is a positive impact for SA5 in improving accessibility to essential services, facilities and employment as the site meets the majority of the accessibility criteria. The impact on the built and historic environment (SA6) is positive because the site includes a listed building at risk - Old Lane Mill/Rawson's Mill which is an unoccupied grade II\* listed building, currently in a poor state of repair.

The majority of the remaining impacts are considered uncertain. The impact on SA2, safety and security, is uncertain as the site is a greenfield site. In terms of flood risk and SA7 there is an overall uncertain impact because the site is predominantly greenfield, and lies within flood zones 2, 3, and 3ai. Furthermore, the Ovenden Brook runs throughout the site and therefore a negative outcome is recorded for the potential to create washland in future. Concerning SA8 and the effect of traffic on the environment, there is an uncertain impact as new development is unlikely to reduce traffic volumes, although the site is within a 0-15 minute public transport journey of a town centre. The outcome relating to SA9 is uncertain as whilst the site is situated more than 800m from a SSSI, and in excess of 800m of a LWS, the site is located within a wildlife habitat network. In relation to SA10 and reducing pollution levels and Co2 emissions, although new development would be required to meet certain energy efficiency standards there is uncertainty in relation to levels of renewable and low-carbon energy generation. Similarly, although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain on SA12 and ensuring prudent and efficient use of natural

resources and energy as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand. For objective SA13 and the efficient use of land, although an overall uncertain outcome is recorded, some elements of this objective record positive outcomes. For instance, although the site is predominantly greenfield, a vacant mill is located within the boundaries of the site, and therefore this may have a significant impact on Q3 in the proposal leading to higher density development. Additionally, part of the site contains contaminated land, and therefore there may be scope to remediate it. There is uncertainty on the outcome of SA14, in terms of whether it will allow waste and consumption of materials to be reduced, although the policies in the Local Plan would provide a framework to manage waste sustainably. In relation to the economic objectives, in terms of SA15 and the provision of good employment opportunities, the overall impact is uncertain as the site is proposed for residential. The other remaining uncertain impact is recorded against SA17 and enhancing the viability and vitality of the town centres as the site is proposed for housing and is within a 0-15 minute public transport journey of a town centre.

The site recorded one negative overall outcome. This relates to objective SA11 as the proposal will not protect woodland, as the wildlife habitat network on the site contains a woodland element, and part of the site contains deciduous woodland, both of which as part of the protection of priority habitats, carry significant weighting, and which therefore override the remaining positives impacts.

## **MITIGATION**

An overall Negative impact was not recorded against SA Objective 11 (to protect and enhance the natural, semi natural and man made landscape), Negative impacts were recorded against elements of Objectives. Some of these impacts should be mitigated through the implementation of high quality development proposals reflecting both the Policy requirements in the Local Plan and the site specific considerations identified in Appendix 1 to the Plan (Site Allocations – Supporting Information). This would also result in addressing many of those elements where the impact is Uncertain. Inevitably there is less opportunity to mitigate the impact on some elements due to the greenfield nature of the site. Impacts on some on-site elements should be mitigated by measures such as the provision of SuDs and green and blue infrastructure as well as mitigation may need to consider the effects on the wildlife habitat network, including the woodland element which was the determining factor in the negative outcome of objective SA11.

# Sustainability Appraisal Report

LP Site Ref	<b>LP1219</b>	Site Area	<b>6.80</b>	Eastings	<b>408491</b>
Property Name/Number	<b>North of Holmfield Industrial Estate</b>			Northings	<b>429502</b>
Road/Street Name	<b>Holmfield Industrial Estate</b>				
Locality					
Town	<b>Halifax</b>				
Postcode					
Draft Plan Proposed Use	<b>New Employment Site</b>				
Settlement_Hierarchy	<b>2598</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Illingworth and Mixenden Ward</b>				

## Site Assessment Summary

### OBJECTIVE 1

Summary **NA**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Site is proposed for employment therefore NA

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

Vacant greenfield site therefore impact is uncertain - however part of site could accommodate a waste facility which could then reduce incidences of fly tipping.

### OBJECTIVE 3

Summary **Uncertain**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

Overall uncertain impact; the site is proposed for employment, although the accessibility and location of an employment facility remains important in relation to the overall SA Objective. The site is a 16-30 minute public transport journey from a town centre, and is in excess of 800m from Public Open Space, although the site meets the access requirements for GP surgeries.

### OBJECTIVE 4

Summary **Positive**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Overall positive impact, the site is within an area that meets the Access to Natural Greenspace Standards, and is adjacent to the Calderdale Way. The site scores negatively with regards to improved levels of greenspace however as it is greenfield.

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall positive impact as the site meets a number of the accessibility criteria; although the site is proposed for employment it is important the site is close to existing services. The negative impacts relate to elements concerning the distance to train stations and it is over 400m from a bus stop.

---

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Overall the impact on this SA Objective is uncertain, and any impact will be dependent on the design of any future development.

---

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

Overall impact is uncertain, as although the site lies outside of flood risk zones 2, 3 3ai & 3b it is greenfield and therefore development has the potential to increase run off rates.

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Impact is uncertain, new development would increase traffic levels; the site is also a 16-30 minute public transport journey from a town centre.

---

## OBJECTIVE 9

Summary **Positive**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall positive impact; the site is in excess of 800m from a SSSI and a LWS, in addition it is not within the Wildlife Habitat Network. There are however uncertain elements relating to the site lying within 7km of the SPA/SAC and the site is within an area where priority habitats are at a medium vulnerability to climate change.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in relation to the levels of renewable and low carbon energy generation. In addition, part of the site could accommodate a waste facility which would divert waste from landfill and help support the objective, however the overall impact remains uncertain.

---

## OBJECTIVE 11

Summary **Positive**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Overall impact is positive as the site is not predicted to have a significant impact on the priority habitats. The uncertain elements relate to the impact on rivers and streams, and the impact on National Character Areas.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand. Part of the site could accommodate a waste facility and therefore this would support the objective, although the overall impact does not change.

---

## OBJECTIVE 13

Summary **Negative**

### TO ENSURE EFFICIENT USE OF LAND

Negative impact as the site is a vacant greenfield site, and would not offer the potential to bring disused buildings and or spaces back into use; nor is the site within a location that would reduce the amount of derelict or degraded land

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall impact is uncertain on this SA Objective, although the policies in the Local Plan would provide a framework to manage waste sustainably. Part of the site could accommodate a waste facility, and if that was delivered then the impact would be positive, but the impact remains uncertain.

---

## OBJECTIVE 15

Summary **Positive**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Overall impact is positive, as the site is proposed for employment and would be expected to reduce commuting out of the district. Some uncertainty does exist as to whether the site would offer opportunities to disadvantaged groups is uncertain as it is within a LSOA that is ranked in the 6th decile of the IMD (employment data - where 1st decile is the most deprived and the 10th decile is the least deprived).

---

## OBJECTIVE 16

Summary **Positive**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

Positive impact as the site is proposed for employment; therefore it has the potential to allow the growth of existing firms, encourage inward investment, improve the resilience of businesses and the economy, and new development would be expected to make a positive contribution to the carbon and energy efficiency of the business and the economy

---

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

The site is a proposed new employment site and is a 16-30 minute public transport journey from Halifax town centre.

## OVERALL SUMMARY

The site is proposed for employment and records a positive impact against seven of the SA Objectives. In relation to SA4 and participation in cultural, leisure and recreation activities, the site scores positive as the site is within an area that meets the Access to Natural Greenspace Standards, and is adjacent to the Calderdale Way. The site scores negatively with regards to improved levels of greenspace however as it is greenfield. There is a positive impact overall against SA5 and improving the accessibility to essential services, facilities and employment as the site meets a number of the accessibility criteria; although the site is proposed for employment is important the site is close to existing services. The negative impacts relate to elements concerning the distance to train stations and it is over 400m from a bus stop.

The site records a positive impact against SA9 and protection and enhancing bio and geodiversity. The site is in excess of 800m from a SSSI and a LWS, in addition it is not within the Wildlife Habitat Network. There are however uncertain elements relating to the site lying within 7km of the SPA/SAC and the site is within an area where priority habitats are at a medium vulnerability to Climate Change.

The site is not predicted to have a significant impact on the priority habitats. The uncertain elements relate to the impact on rivers and streams, and the impact on National Character Areas, but overall there is a positive impact against SA11 and protection and enhancement of the landscape. In terms of SA14 and reducing the amount of waste produced, part of the site could accommodate a waste facility and therefore supports this objective.

Overall impact is positive against SA15 and the provision of good employment opportunities for all, as the site is

proposed for employment and would be expected to reduce commuting out of the district. Some uncertainty does exist as to whether the site would offer opportunities to disadvantaged groups is uncertain as it is within a LSOA that is ranked in the 6th decile of the IMD (employment data - where 1st decile is the most deprived and the 10th decile is the least deprived).

The remaining positive impact is recorded against SA16 and achieving business success, sustainable economic growth and continued investment the site is proposed for employment; therefore it has the potential to allow the growth of existing firms, encourage inward investment, improve the resilience of businesses and the economy, and new development would be expected to make a positive contribution to the carbon and energy efficiency of the business and the economy.

The majority of the remaining impacts are considered uncertain. In terms of SA2 and improving safety and security for people and property the impact is uncertain overall, but part of the site could come forward for a waste facility which could help reduce incidences of fly tipping.

In terms of SA3 and healthy, vibrant and inclusive communities although the site is proposed for employment, the accessibility and location of an employment facility remains important in relation to the overall SA Objective; the site is in excess of 800m from Public Open Space.

The impact on the built and historic environment (SA6) would be dependent on the design of the development. Issues to note regarding flood risk and SA7, are that although the site lies outside of flood risk zones 2, 3 3ai & 3b it is greenfield and therefore development has the potential to increase run off rates. Concerning SA8 and the effect of traffic on the environment, development of the site would be unlikely to reduce traffic volumes, and the site is 16-30 minute public transport journey from a town centre.

In relation to SA10 and reducing pollution levels and Co2 emissions, although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in relation to the levels of renewable and low carbon energy generation. Similarly, although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain on SA12 and ensuring prudent and efficient use of natural resources and energy as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand. For both these objectives however, part of the site could accommodate a waste facility which would support the objective, but overall the impact remains uncertain. Whether the site would have a significant impact on SA17 and the viability and vitality of the town centres is uncertain.

There is one negative impact recorded against SA13 and the efficient use of land as the site is a vacant greenfield site, and would not offer the potential to bring disused buildings and or spaces back into use; nor is the site within a location that would reduce the amount of derelict or degraded land.

## **MITIGATION**

As the site is greenfield, development would result in the potential to increase run-off, mitigation could be secured by applying green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off.

# Sustainability Appraisal Report

LP Site Ref	<b>LP1292</b>	Site Area	<b>0.34</b>	Eastings	<b>409074</b>
Property Name/Number	<b>Cow Green Car Park</b>	Northings	<b>425166</b>		
Road/Street Name					
Locality					
Town	<b>Halifax</b>				
Postcode					
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy	<b>2664</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Town Ward</b>				

## Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Site is proposed for housing therefore impact is positive.

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

Uncertain impact as the site is currently in use as a car park.

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

Positive impact as the site is within the Halifax town centre designation, and meets the access criteria for Public Open Space and GP surgeries, all of which support the SA Objective.

### OBJECTIVE 4

Summary **Uncertain**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Overall impact is uncertain, although the site is within the existing urban area and meets the Access to Natural Greenspace Standards, uncertainties exist in relation to accessing the Green Infrastructure Network, and improved levels of green space

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Positive impact as it meets the majority of the accessibility criteria. There is a negative element in relation to the distance from a train station. The site is within a LSOA that is ranked in the 1st decile of the IMD which identifies the area as one of the most deprived in Halifax.

---

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Overall the impact on this SA Objective is uncertain, and any impact will be dependent on the design of any future development.

---

## OBJECTIVE 7

Summary **Positive**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

Overall impact is positive, as the site is brownfield and lies outside of flood risk zones 2, 3 3ai & 3b

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Uncertain impact, as the site is currently in use as a car park, therefore the impact is dependent on the future levels of a traffic accessing a residential development compared to current levels, although it is adjacent to Halifax town centre.

---

## OBJECTIVE 9

Summary **Positive**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall positive impact as the site is in excess of 800m from a SSSI and a LWS, is outside the wildlife habitat network and is not within an area where priority habitats are at a medium, medium-high, or high vulnerability to climate change impacts. The site is though between 2.5 and 7km from the SPA/SAC.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Although new development would be required to meet certain energy efficiency standards, the impact would be dependent on the levels of greenhouse gas emissions emitted by any future alternative use when compared to the current levels of emissions.

---

## OBJECTIVE 11

Summary **Positive**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Redevelopment of the site would have a positive impact on this SA Objective and is not expected to have a significant impact on the priority habitats, nor is it within the Green Belt, and is not good quality agricultural land.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

---

## OBJECTIVE 13

Summary **Positive**

### TO ENSURE EFFICIENT USE OF LAND

Overall positive impact, as the site is brownfield and within Halifax town centre and therefore is within an area that is expected to accommodate a higher density of development, and offers the opportunity to remediate potentially contaminated land.

---

## OBJECTIVE 14

Summary **Uncertain**

## TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall impact is uncertain on this SA Objective, although the policies in the Local Plan would provide a framework to manage waste sustainably.

---

## OBJECTIVE 15

Summary **Uncertain**

## TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Overall impact is uncertain and site is proposed for residential.

---

## OBJECTIVE 16

Summary **Uncertain**

## TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

Site is proposed for residential and records an uncertain impact.

---

## OBJECTIVE 17

Summary **Positive**

## ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

Redevelopment of the site would have a positive impact on this objective as the site lies adjacent to Halifax town centre and would support the viability and vitality of the town centres.

## OVERALL SUMMARY

Overall the site records a positive impact against nine of the SA objectives. The impact on SA1 to ensure quality housing is available to everyone is positive as it is proposed for residential development. There is a positive impact against SA3 and healthy, vibrant and inclusive communities, as the site is within the Halifax town centre designation, within 600m of Public Open Space, and meets the access criteria for GP surgeries, all of which support the objective.

There is a positive impact against SA5 and improving accessibility to essential services, facilities and employment as it meets the majority of the accessibility criteria. There is a negative element in relation to the distance from a train station. The site is within a LSOA that is ranked in the 1st decile of the IMD which identifies the area as one of the most deprived in Halifax.

In terms of SA7 and reducing flood risk, the site is brownfield and lies outside of flood risk zones 2, 3 3a & 3b.

A positive impact is recorded against SA9 and protecting and enhancing bio and geodiversity, as the site is in excess of 800m from a SSSI and a LWS, is outside the wildlife habitat network and is not within an area where priority habitats are at a medium, medium-high, or high vulnerability to climate change impacts. The site is though between 2.5 and 7km from the SPA/SAC. Similarly, redevelopment of the brownfield site would have a positive impact on SA11 and the landscape, as well as SA13 and the efficient use of land.

The remaining positive impacts relate to the economic objectives. Redevelopment of the site would have a positive impact on SA17 as the site lies within the town centre and would support the viability and vitality of the town centres.

The remaining impacts are considered uncertain.

With regards to SA4 and increased participation in cultural, leisure and recreation activities, the impact is uncertain as although the site is within the existing urban area and meets the Access to Natural Greenspace Standards, uncertainties exist in relation to accessing the Green Infrastructure Network, and improved levels of green space. The impact on the built and historic environment (SA6) would be dependent on the design of the development

Concerning SA8 and the effect of traffic on the environment, as the site is currently in use as a car park the

impact is dependent on the future levels of a traffic compared to current levels. In relation to SA10 and reducing pollution levels and Co2 emissions, although new development would be required to meet certain energy efficiency standards, the impact would be dependent on the levels of greenhouse gas emissions emitted by any future alternative use when compared to the current levels of emissions. Similarly, although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain on SA12 and ensuring prudent and efficient use of natural resources and energy as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

In relation to SA15 and providing good employment opportunities for all, an uncertain impact is recorded as the site is proposed for housing.

In relation to SA16 and achieving business success, sustainable economic growth and continued investment, site is proposed for residential and records an uncertain impact.

There were no overall negative impacts recorded.

## **MITIGATION**

There were no mitigation issues identified against this site

# Sustainability Appraisal Report

LP Site Ref	<b>LP1372</b>	Site Area	<b>3.23</b>	Eastings	<b>403784</b>
Property Name/Number	<b>Kershaw Drive</b>	Northings	<b>425690</b>		
Road/Street Name					
Locality	<b>Luddenden Foot</b>				
Town	<b>Halifax</b>				
Postcode					
Draft Plan Proposed Use	<b>Filtered</b>				
Settlement_Hierarchy	<b>2741</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Luddendenfoot Ward</b>				

## Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Overall the SA objective is Positive. Due to the fact it's a housing site it has the potential to reduce homelessness. The site is not within a SHMA Very hot/hot zone however.

### OBJECTIVE 2

Summary **NA**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

Site is greenfield, and undeveloped therefore its assumed the site has no baseline crime associated with it.

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

The site is positive in respect to all elements. The site is within positive distances from a town centre, GP and publically accessible green space. It is also outside the 400m hot food takeaway zone.

### OBJECTIVE 4

Summary **Positive**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Although the site itself is greenfield and medium distance to cultural facilities the site is within the GI corridor, access to natural greenspace and publically accessible open space.

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall the impact is positive in relation to accessibility. However some elements are a negative distance to train stops and bus stations.

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Site is not within or adjacent to a conservation area, away from listed buildings and heritage at risk assets.

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

The site is greenfield, however it lies outside the flood risk zones.

## OBJECTIVE 8

Summary **Negative**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

The development of the site is likely to increase traffic volumes. The site is also a negative distance to both a train station and a bus stop. The overall impact is therefore negative.

## OBJECTIVE 9

Summary **Uncertain**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Site has one negative SA element due to proximity to a Natura 2000 site (however will be assessed as part of HRA). The site is also adjacent to the Calderdale WHN and within a medium proximity to a LWS.

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Whereas the majority of the SA elements are uncertain at this time. The site is a undeveloped grassland and therefore a carbon sink. The development of the site would result in the site becoming an emitter of GHG emissions, the impact is therefore negative. Any new development would however be expected to be built to energy efficacy standards.

## OBJECTIVE 11

Summary **Positive**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Site does not include any UK BAP habitat. The site is however located within the greenbelt.

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Whereas there is potential that the development of the site to be positive In terms of this SA objective, many of the elements cant be established at this time.

## OBJECTIVE 13

Summary **Negative**

### TO ENSURE EFFICIENT USE OF LAND

Site is greenfield, not contaminated and in a rural location.

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Whereas there is potential that the development of the site to be positive In terms of this SA objective, many of the elements cant be established at this time.

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Whereas the site is not within positive distances to public transport, the site is within a positive journey time to both a town centre and primary employment area. The site is also within a LSOA with a IMD of 5. However as the site is proposed as a residential development the impact is uncertain.

---

## OBJECTIVE 16

Summary **Uncertain**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

Site is proposed as a potential housing site.

---

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

Site is located just outside the town centre, however within a positive journey time to one.

## OVERALL SUMMARY

The site is a proposed potential greenfield housing site located within Luddenden. In terms of the SA objectives the site has 5 positive, 2 negatives, 9 uncertain and 1 NA.

The site recorded a positive impact against SA1 due to the proposal for housing firstly its ability to provide good quality housing, and being in a location that would support SA3 and creating and retaining healthy vibrant and inclusive communities. There is also an overall positive impact recorded against SA4 and encouraging increased participation in cultural, leisure and recreation activities, although the site is greenfield and a 'medium' distance to cultural facilities. Overall the impact is positive in relation to accessibility and SA5. However some elements are a negative such as the distance to train stations and bus stops. The remaining positive impact is recorded against SA11 and the landscape, the site does not include any UK BAP habitat, although it is however located within the greenbelt.

The majority of the remaining impacts were uncertain. In terms of flood risk and SA7. the site is greenfield, however it lies outside the flood risk zones. In regards to SA9 and biodiversity and geodiversity there is an uncertain impact - the site has one negative SA element due to its proximity to the SPA/SAC. The site is also adjacent to the Calderdale Wildlife Habitat Network and within a medium proximity to a Local Wildlife Site. Further uncertain impacts were recorded against SA Objectives 10, 12, 14, 15, 16 and 17.

There were two negative impacts recorded.

The first negative SA objective was recorded against SA8 and the effect of traffic on the environment -the development of the site is likely to increase traffic volumes. The site is also a negative distance to both a train station and a bus stop. The other negative impact was recorded against SA13 and the efficient use of land. The site is greenfield, nor does it offer the opportunity to remediate land and is within a rural setting.

## MITIGATION

In terms of flood risk from runoff the site could also include SuDS the requirement for green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off. The use of SuDS could also be used to buffer the development from the LWS. The current boundary has a very small section of the WHN within it. Its recommended this section of this site is removed to reflect this. Mitigation measures should also reflect the Main Modifications which require work to be carried out to avoid adverse impacts on the SPA/SAC.

# Sustainability Appraisal Report

LP Site Ref	<b>LP1409</b>	Site Area	<b>4.31</b>	Eastings	<b>406912</b>
Property Name/Number	<b>Wood Lane</b>	Northings	<b>426587</b>		
Road/Street Name	<b>Off Ovenden Wood Road</b>				
Locality	<b>Wheatley</b>				
Town	<b>Halifax</b>				
Postcode	<b>HX2 0TQ</b>				
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy	<b>2778</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Warley Ward</b>				

## Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Positive impact as the site is proposed for residential which would support the SA Objective.

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

Vacant greenfield site therefore the impact is uncertain.

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

Overall positive impact as the site is within a 0-15 minute public transport journey of a town centre and meets the accessibility criteria for GP surgeries. The uncertain element relates to the distance the site is from Public Open Space.

### OBJECTIVE 4

Summary **Positive**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Overall positive impact as the site meets the access to cultural facilities criteria, is within an area that meets the Access to Natural Greenspace Standards, and is also within the Green Infrastructure Network. The site is however greenfield.

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall positive impact although there are negative impacts in relation to demand for existing services and the distance to a train station.

---

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Overall the impact on this SA Objective is uncertain, and any impact will be dependent on the design of any future development.

---

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

Overall impact is uncertain, as although the majority of the site lies outside of flood risk zones 2, 3 3ai & 3b, part of the site's north & eastern boundary is within zones 2 and 3, and adjacent to Hebble Brook. In addition, the site is greenfield therefore development has the potential to increase run off rates.

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Impact is uncertain, new development would increase traffic levels; however the site is a 0-15 minute public transport journey from a town centre.

---

## OBJECTIVE 9

Summary **Uncertain**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall impact is uncertain, as although the site is in excess of 800m from a SSSI and a LWS, the site is partially within the Wildlife Habitat Network and is within an area where priority habitats are at a medium vulnerability to Climate Change. The site is also between 2.5 and 7km from the SPA/SAC.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in relation to the levels of renewable and low carbon energy generation .

---

## OBJECTIVE 11

Summary **Uncertain**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Overall impact is uncertain. A small part of the site (<5%) is within deciduous woodlands which overrides the positive impacts on the other priority habitats, and is entirely within the Green Belt. The uncertain elements relate to the impact on rivers and streams, and the impact on National Character Areas.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

---

## OBJECTIVE 13

Summary **Negative**

### TO ENSURE EFFICIENT USE OF LAND

Overall impact is negative, as the site is greenfield, and would not bring disused spaces or buildings back into use, nor would the majority of the site offer the opportunity to remediate potentially contaminated land. The site is though within an area that could be expected to accommodate higher density development.

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall impact is uncertain on this SA Objective, although the policies in the Local Plan would provide a framework to manage waste sustainably.

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Uncertain impact as site is proposed for residential, although it is within a 0-20 minute public transport journey time of a primary employment area.

## OBJECTIVE 16

Summary **NA**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

NA as site is proposed for residential

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

Uncertain impact, although the site is a 0-15 minute public transport journey of a town centre.

## OVERALL SUMMARY

Overall the site records a positive impact against four of the SA objectives. The site is proposing residential therefore the site would have a positive impact on SA1 and ensuring quality housing is available to everyone. Regarding SA3 and healthy, vibrant and inclusive communities, the site records a positive impact, as the site is within a 0-15 minute public transport journey of a town centre and meets the accessibility criteria for GP surgeries. The uncertain element relates to the distance the site is from Public Open Space.

A positive impact is recorded against SA4 and increased participation in cultural, leisure and recreation activities, as the site meets the access to cultural facilities criteria, is within an area that meets the Access to Natural Greenspace Standards, and is also within the Green Infrastructure Network. The negative element refers to the site's greenfield status.

The remaining overall positive impact is against SA5 and improving accessibility to essential services, facilities and employment, although there are negative elements in relation to demand for existing services and the distance to a train station.

The majority of the remaining impacts are considered uncertain.

The impact on the built and historic environment (SA6) would be dependent on the design of the development. Issues to note regarding flood risk and SA7, are that although the majority of the site lies outside of flood risk zones 2, 3 3ai & 3b, part of the site's north & eastern boundary is within zones 2 and 3, and adjacent to Hebble Brook. In addition, the site is greenfield therefore development has the potential to increase run off rates. Concerning SA8 and the effect of traffic on the environment, development of the site would be unlikely to reduce traffic volumes, although the site is a 0-15 minute public transport journey from a town centre.

An uncertain impact is recorded against SA9 and protecting and enhancing bio and geodiversity as although the site is in excess of 800m from a SSSI and a Local Wildlife Site, the site is partially within the Wildlife Habitat Network and is within an area where priority habitats are at a medium vulnerability to climate change. The site is also between 2.5 and 7km from the Special Protection Area.

In relation to SA10 and reducing pollution levels and Co2 emissions, although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in

relation to the levels of renewable and low carbon energy generation. Similarly, although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain on SA12 and ensuring prudent and efficient use of natural resources and energy as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

Concerning SA11 and the impact on landscape, negative elements relate to the fact a small part of the site (<5%) is within deciduous woodlands, and is entirely within the Green Belt. The uncertain elements relate to the impact on rivers and streams, and the impact on national character areas.

In relation to the economic objectives, in terms of SA15 and the provision of good employment opportunities, the overall impact is uncertain as the site is proposed for residential. The other remaining uncertain impact is recorded against SA17 and enhancing the viability and vitality of the town centres.

The site recorded one overall negative impact, against SA13 and the efficient use of land, as the site is greenfield and would not bring disused spaces or buildings back into use, nor would the majority of the site offer the opportunity to remediate potentially contaminated land. The site is though within an area that could be expected to accommodate higher density developments.

## **MITIGATION**

As the site is greenfield, development would result in the potential to increase run-off, mitigation could be secured by applying green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off.

# Sustainability Appraisal Report

LP Site Ref	<b>LP1523</b>	Site Area	<b>1.42</b>	Eastings	<b>411722</b>
Property Name/Number	<b>Land at</b>			Northings	<b>427124</b>
Road/Street Name	<b>Westercroft Lane</b>				
Locality	<b>Northowram</b>				
Town	<b>Halifax</b>				
Postcode	<b>HX3 7EN</b>				
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy	<b>2904</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>0</b>				

## Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Positive impact as the site is proposed for housing and would therefore support the SA Objective.

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

Vacant greenfield site therefore uncertain impact.

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

Overall positive impact as the site is within a 0-15 minute public transport journey of a town centre, and meets the accessibility criteria for Public Open Space and for GP Surgeries.

### OBJECTIVE 4

Summary **Uncertain**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Overall uncertain impact as although the site meets the access criteria for cultural facilities and meets the Access to Natural Greenspace Standards, the site is greenfield and there are uncertainties in relation to accessing Green Infrastructure.

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall positive impact as it meets the majority of the accessibility criteria, and is within a 0-15 minute public transport journey of a town centre, however whether development of the site would affect access to services for those with the greatest needs is uncertain. The site is also a 21-40 minute public transport journey from a

secondary school. In addition the negative elements relate to the demand on existing services and the distance to a train station.

---

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Overall the impact on this SA Objective is uncertain, and any impact will be dependent on the design of any future development.

---

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

Overall impact is uncertain, as although the site lies outside of flood risk zones 2, 3 3ai & 3b it is greenfield and therefore development has the potential to increase run off rates.

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Overall impact is uncertain, as development of the site would be unlikely to reduce traffic volumes, although the site is within a 0-15 minute public transport journey of a town centre.

---

## OBJECTIVE 9

Summary **Positive**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall impact is positive as the site is in excess of 800m from a SSSI and a LWS, in addition the site is outside the Wildlife Habitat Network, nor is it within an area where priority habitats are at a medium, medium-high or high vulnerability to climate change. The site is though within the 7km buffer zone of the SPA/SAC.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in relation to the levels of renewable and low carbon energy generation.

---

## OBJECTIVE 11

Summary **Positive**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Overall impact is positive as although the site is within the existing Green Belt, it is not predicted to have a significant impact on priority habitats. The uncertain elements relates to the impact on rivers and streams, and the impact on National Character Areas.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

---

## OBJECTIVE 13

Summary **Uncertain**

### TO ENSURE EFFICIENT USE OF LAND

Overall uncertain impact; although the site is greenfield and would not bring disused spaces / buildings back into use, the site would be in an area where higher density development could be accommodated and development

would offer the opportunity to remediate potentially contaminated land.

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall impact is uncertain, on this SA Objective, although the policies in the Local Plan would provide a framework to manage waste sustainably.

---

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Uncertain impact as the site is proposed for residential, although the site is within a 0-20 minute public transport journey of a primary employment area.

---

## OBJECTIVE 16

Summary **NA**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

NA as site is proposed for residential

---

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

Overall uncertain impact although the site is within a 0-15 minute public transport journey of a town centre.

## OVERALL SUMMARY

Overall the site records a positive impact against five of the SA objectives. The site is proposed for residential and therefore has a positive impact against SA1 and ensuring quality housing is available to everyone. The site has a positive impact on SA3 and healthy, vibrant and inclusive communities as the site is within a 0-15 minute public transport journey of a town centre, within 600m of Public Open Space, and meets the access criteria for GP surgeries.

There is a positive impact against SA5 and improving accessibility to essential services, facilities and employment as it meets the majority of the accessibility criteria, and is within a 0-15 minute public transport journey of a town centre, however whether development of the site would affect access to services for those with the greatest needs is uncertain. The site is also a 21-40 minute public transport journey from a secondary school. In addition the negative elements relate to the demand on existing services and the distance to a train station.

There is an overall positive impact against SA9 and the protection and enhancement of bio and geodiversity as the site is in excess of 800m from a SSSI and a LWS, in addition the site is outside the Wildlife Habitat Network, nor is it within an area where priority habitats are at a medium, medium-high or high vulnerability to climate change. The site is though within the 7km buffer zone of the SPA/SAC.

The other positive impact is recorded against SA11 and the impact on the landscape as although the site is within the existing Green Belt, it is not predicted to have a significant impact on priority habitats. The uncertain elements relates to the impact on rivers and streams, and the impact on National Character Areas.

The majority of the remaining impacts are considered uncertain.

In terms of SA4 and encouraging increased participation in cultural leisure and recreation activities, there is an uncertain impact as although the site meets the access criteria for cultural facilities and meets the Access to Natural Greenspace Standards, the site is greenfield and there are uncertainties in relation to accessing Green Infrastructure.

The impact on the built and historic environment (SA6) would be dependent on the design of the development.

Issues to note regarding flood risk and SA7, are that although the site lies outside of flood risk zones 2, 3 3ai & 3b it is greenfield and therefore development has the potential to increase run off rates. Concerning SA8 and the effect of traffic on the environment, development of the site would be unlikely to reduce traffic volumes, although the site is within a 0-15 minute public transport journey of a town centre.

In relation to SA10 and reducing pollution levels and Co2 emissions, although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in relation to the levels of renewable and low carbon energy generation. Similarly, although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain on SA12 and ensuring prudent and efficient use of natural resources and energy as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

Although the site is greenfield and would not bring disused spaces / buildings back into use, the site records an uncertain impact against SA13 and the efficient use of land as it is within an area where higher density development could be accommodated and development would offer the opportunity to remediate potentially contaminated land.

In relation to the economic objectives, in terms of SA15 and the provision of good employment opportunities, the overall impact is uncertain as the site is proposed for residential. The other remaining uncertain impact is recorded against SA17 and enhancing the viability and vitality of the town centres.

The site recorded no overall negative impacts.

## **MITIGATION**

As the site is greenfield, development would result in the potential to increase run-off, mitigation could be secured by applying green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off.

# Sustainability Appraisal Report

LP Site Ref	<b>LP1567</b>	Eastings	<b>410623</b>
Property Name/Number	<b>Land to the North of Elland</b>	Northings	<b>422016</b>
Road/Street Name			
Locality			
Town	<b>Elland</b>		
Postcode			
Draft Plan Proposed Use	<b>New Housing Site</b>		
Ward			

## SA Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Positive impact as site is proposing housing and therefore would support this Objective.

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

Overall the impact on this SA objective is uncertain as the site is a greenfield site with no existing development at present.

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

The site records an overall positive impact as it is within a 0-15 minute public transport journey of a town centre, meets the access criteria for GP Surgeries, and is within 600m pf Public Open Space.

### OBJECTIVE 4

Summary **Positive**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Overall the impact is positive; the site meets the accessibility criteria for cultural facilities, the Access to Natural Greenspace Standards, and is adjacent to the Green Infrastructure Network. The negative element relates to the greenfield nature of the site.

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall positive impact as the site meets the majority of the accessibility criteria. It is uncertain however whether the proposal would affect access to services for those with the greatest needs and there is a negative

impact against the demand for existing services element. In addition there are negative impacts on the distance to a train station and bus stops.

---

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

The impact on this SA objective is considered as uncertain as it would be dependent on the actual scheme delivered.

---

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

Overall the impact is uncertain, the site is greenfield and lies outside of flood risk zones 2, 3, 3a, and 3ai.

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Overall impact is uncertain as new development is unlikely to reduce traffic volumes, although the site is within a 0-15 minute public transport journey of a town centre.

---

## OBJECTIVE 9

Summary **Uncertain**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

The overall impact is uncertain as the site is adjacent to a wildlife habitat network, and is situated less than 400m from a LWS (Calder and Hebble Navigation). In addition the site is within an area where priority habitats are at a medium vulnerability to climate change impacts. It is however in excess of 7km from the SPA/SAC and over 800m from a SSSI.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Overall impact is uncertain, although new development would be required to meet certain energy efficiency standards there is uncertainty in relation to levels of renewable and low-carbon energy generation.

---

## OBJECTIVE 11

Summary **Negative**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

The overall impact is negative as the site is within the Green Belt, adjacent to ancient woodland and deciduous woodland which overrides the positive impacts against the remaining priority habitat objectives; in addition the site is classed as good quality agricultural land.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

---

## OBJECTIVE 13

Summary **Negative**

### TO ENSURE EFFICIENT USE OF LAND

The overall impact is negative as the proposal would not lead to the re-use of previously developed sites, nor would it bring disused spaces or buildings back into use or offer the opportunity to remediate derelict or degraded land.

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall the impact is uncertain, although the policies in the Local Plan will provide a framework to manage waste sustainably.

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Overall the impact is uncertain as the site is proposed for residential. However, the site is within a 0-20 minute public transport journey of an existing primary employment area, and is ranked in the 2nd decile of the LSOA (employment data where 1st decile is the most deprived and 10th is the least deprived).

## OBJECTIVE 16

Summary **NA**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

NA as the site is proposed for residential use.

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

The overall impact is uncertain, as the site is proposed for residential, although it is within a 0-15 minute public transport journey of a town centre.

## OVERALL SUMMARY

Overall the site records a positive impact against three of the SA objectives. The site is proposing residential therefore the site would have a positive impact on SA1 in ensuring quality housing is available to everyone. With regards to SA4 and increased participation in cultural, leisure and recreation activities, the overall the impact is positive; the site meets the accessibility criteria for cultural facilities, the Access to Natural Greenspace Standards, and is adjacent to the Green Infrastructure Network. The negative element relates to the greenfield nature of the site. There is a positive impact against SA5 in improving accessibility to essential services, facilities and employment as the site meets the majority of the accessibility criteria.

The majority of the remaining impacts are considered uncertain. The impact on SA2, safety and security, is uncertain as the site is a greenfield site. An uncertain impact is recorded against SA3 and healthy, vibrant and inclusive communities as it is within a 0-15 minute public transport journey of a town centre, meets the access criteria for GP Surgeries, and is within 600m of Public Open Space.

The impact on the built and historic environment (SA6) would be dependent on the design of the development. In terms of flood risk and SA7 there is an overall uncertain impact as the site is greenfield and lies outside flood zones 2, 3, 3ai and 3b. Concerning SA8 and the effect of traffic on the environment, there is an uncertain impact as new development is unlikely to reduce traffic volumes, although the site is within a 0-15 minute public transport journey of a town centre.

In terms of SA9 and protecting and enhancing bio and geodiversity the impact is uncertain as the site is adjacent to a wildlife habitat network, and is situated less than 400m from a LWS (Calder and Hebble Navigation). In addition the site is within an area where priority habitats are at a medium vulnerability to climate change impacts. It is however in excess of 7km from the SPA/SAC and over 800m from a SSSI.

In relation to SA10 and reducing pollution levels and Co2 emissions, although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in relation to the levels of renewable and low carbon energy generation. Similarly, although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain on SA12 and ensuring prudent and efficient use of natural resources and energy as it will be dependent on the materials used to

construct any future development as well as the subsequent energy demand.

There is uncertainty on the outcome of SA14, in terms of whether it will allow waste and consumption of materials to be reduced, although the policies in the Local Plan would provide a framework to manage waste sustainably. In relation to the economic objectives, in terms of SA15 and the provision of good employment opportunities, the overall impact is uncertain as the site is proposed for residential. The other remaining uncertain impact is recorded against SA17 and enhancing the viability and vitality of the town centres as the site is not located within a town centre, but is within a 0-15 minute public transport journey of a town centre.

The site recorded two overall negative impacts. The outcome on SA11 is negative as the site is within the Green Belt, adjacent to ancient woodland and deciduous woodland which overrides the positive impacts against the remaining priority habitat objectives, and the third negative impact is due to the site overlying good quality agricultural land.

The other negative impact concerns Objective SA13 and the efficient use of land: as the proposal would not lead to the re-use of previously developed sites, nor would it bring disused spaces or buildings back into use or offer the opportunity to remediate derelict or degraded land (the site does contain contaminated land, but this was remediated in 2006).

## **MITIGATION**

As the site is greenfield, development would result in the potential to increase run-off, mitigation could be secured by applying green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off. Additionally, mitigation may need to consider the effects on the Wildlife Habitat Network, and on the priority habitat woodland adjacent to the site.

# Sustainability Appraisal Report

LP Site Ref	<b>LP1590</b>	Eastings	<b>406594</b>
Property Name/Number	<b>Land adjacent to the Wells</b>	Northings	<b>425136</b>
Road/Street Name	<b>Stock Lane, Highroad Well</b>		
Locality			
Town	<b>Halifax</b>		
Postcode	<b>HX2 7QP</b>		
Draft Plan Proposed Use	<b>New Housing Site</b>		
Ward			

## SA Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Positive impact as site is proposing housing and would support this Objective.

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

The overall impact is uncertain as the site is vacant greenfield.

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

The overall impact is positive as the site is located within a 0-15 minute public transport journey of a town centre. Additionally, it is situated within 600m of Public Open Space, and is within a 0-15 minute journey time of a GP surgery.

### OBJECTIVE 4

Summary **Uncertain**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

The overall impact is uncertain. Whilst the site meets the accessibility criteria for cultural facilities, and the Access to Natural Greenspace Standards, the negative impact relates to the levels of green space as the site is greenfield, and uncertain impacts concerning accessibility to Green Infrastructure and to local countryside.

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall positive impact as the site meets the majority of the accessibility criteria. It is uncertain however whether the proposal would affect access to services for those with the greatest needs and there are negative

impacts on the demand for existing services and the distance to a train station.

---

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

The impact on this SA objective is considered as uncertain as it would be dependent on the actual scheme delivered. However, the site does contain potentially contaminated land, and therefore there may be scope to support the Objective by remediating degraded land.

---

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

Overall the impact is uncertain, the site is greenfield and lies outside of flood risk zones 2, 3, 3a, and 3ai.

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Overall impact is uncertain as new development is unlikely to reduce traffic volumes, although the site is within a 0-15 minute public transport journey of a town centre.

---

## OBJECTIVE 9

Summary **Uncertain**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

The overall impact is uncertain. Whilst the site is more than 800m from a SSSI, and more than 800m from a LWS, it is situated within a Wildlife Habitat Network and is within the 7km buffer zone of the SPA/SAC.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Overall impact is uncertain, although new development would be required to meet certain energy efficiency standards there is uncertainty in relation to levels of renewable and low-carbon energy generation.

---

## OBJECTIVE 11

Summary **Uncertain**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

The overall impact of this objective is uncertain. The site lies within the Green Belt and is adjacent to a woodland area, which despite positive impacts in the remaining priority habitat objectives, overrides them. However the other impacts are either uncertain or positive.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

---

## OBJECTIVE 13

Summary **Uncertain**

### TO ENSURE EFFICIENT USE OF LAND

The overall impact is uncertain as the proposal would not lead to the re-use of previously developed sites, nor would it bring disused spaces or buildings back into use. However, as the site contains potentially contaminated land, there may be scope to remediate degraded land.

---

## OBJECTIVE 14

Summary **Uncertain**

## TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall the impact is uncertain, although the policies in the Local Plan will provide a framework to manage waste sustainably.

---

### OBJECTIVE 15

Summary **Uncertain**

## TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Overall the impact is uncertain as the site is proposed for residential. However, the site is within a 20 minute public transport journey of an existing primary employment area, and is ranked in the 3rd decile of the LSOA (employment data where 1st decile is the most deprived and 10th is the least deprived).

---

### OBJECTIVE 16

Summary **NA**

## TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

NA as the site is proposed for residential.

---

### OBJECTIVE 17

Summary **Uncertain**

## ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

The overall impact is uncertain, the site is proposed for residential but is within a 0-15 minute public transport journey of a town centre.

## OVERALL SUMMARY

Overall the site records a positive impact against three of the SA objectives. The site is proposing residential therefore the site would have a positive impact on SA1 in ensuring quality housing is available to everyone. A positive impact is recorded against SA3 and healthy, vibrant and inclusive communities as the site is located within a 0-15 minute public transport journey of a town centre. Additionally, it is situated within 600m of Public Open Space, and is within a 0-15 minute journey time of a GP surgery. There is a positive impact against SA5 in improving accessibility to essential services, facilities and employment as the site meets the majority of the accessibility criteria.

The majority of the remaining impacts are considered uncertain. The impact on SA2, safety and security, is uncertain as the site is greenfield. Objective SA4 also has an uncertain impact. Whilst the site meets the accessibility criteria for cultural facilities, and the Access to Natural Greenspace Standards, the negative impact relates to the levels of green space as the site is greenfield, and uncertain impacts concerning accessibility to Green Infrastructure and to local countryside. The impact on the built and historic environment (SA6) would be dependent on the design of the development. In terms of flood risk and SA7 there is an overall uncertain impact as the site is greenfield and lies outside flood zones 2, 3, 3ai and 3b.

Concerning SA8 and the effect of traffic on the environment, there is an uncertain impact as new development is unlikely to reduce traffic volumes, although the site is within a 0-15 minute public transport journey of a town centre. In terms of SA9 and protecting and enhancing bio and geodiversity the impact is uncertain as whilst the site is more than 800m from a SSSI, and more than 800m from a LWS, it is situated within a Wildlife Habitat Network.

In relation to SA10 and reducing pollution levels and Co2 emissions, although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in relation to the levels of renewable and low carbon energy generation. Similarly, although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain on SA12 and ensuring prudent and efficient use of natural resources and energy as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

In terms of SA11 there is an uncertain impact as the site lies within the Green Belt and is adjacent to a woodland area, which despite positive impacts in the remaining priority habitat objectives, overrides them. However the

other impacts are either uncertain or positive.

An uncertain impact is also recorded for objective SA13 and the efficient use of land, as the proposal would not lead to the re-use of previously developed sites, nor would it bring disused spaces or buildings back into use. However, as the site contains potentially contaminated land, there may be scope to remediate degraded land.

There is uncertainty on the outcome of SA14, in terms of whether it will allow waste and consumption of materials to be reduced, although the policies in the Local Plan would provide a framework to manage waste sustainably. In relation to the economic objectives, in terms of SA15 and the provision of good employment opportunities, the overall impact is uncertain as the site is proposed for residential. The other remaining uncertain impact is recorded against SA17 and enhancing the viability and vitality of the town centres as the site is not located within a town centre, but is within a 0-15 minute public transport journey time of a town centre.

There were no overall negative impacts recorded against the site.

## **MITIGATION**

As the site is greenfield, development would result in the potential to increase run-off, mitigation could be secured by applying green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off. Mitigation may also need to consider the effects on the Wildlife Habitat Network, including the adjacent woodland element.

# Sustainability Appraisal Report

LP Site Ref	<b>LP1602</b>	Site Area	<b>0.76</b>	Eastings	<b>405061</b>
				Northings	<b>420061</b>
Property Name/Number	<b>Barkisland Cross</b>				
Road/Street Name	<b>Jackson Lane</b>				
Locality	<b>Barkisland</b>				
Town					
Postcode	<b>HX4 0HE</b>				
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy					
Local_Plan_Area					
Ward					

## Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Positive impact as site is proposing housing and would support this objective.

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

The overall impact is uncertain as the site is predominantly greenfield.

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

The overall impact is positive as the site records positive outcomes in relation to reducing social exclusion and meeting the accessibility requirements for GP surgeries, and to Public Open Spaces.

### OBJECTIVE 4

Summary **Positive**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

The overall impact is positive. The site meets the accessibility requirements for cultural facilities, to green space, and to green infrastructure. However the site is greenfield.

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall positive impact as the site meets the majority of the accessibility criteria. It is uncertain however whether the proposal would affect access to services for those with the greatest needs. In addition, there are negative impacts in relation to the demand on existing services and the distance to train stations.

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Overall the impact on this SA Objective is uncertain, and any impact will be dependent on the design of any future development.

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

Overall impact is uncertain, the site is greenfield although it lies outside flood zones 2, 3, 3ai and 3b.

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Overall impact is uncertain as new development is unlikely to reduce traffic volumes, although the site is within a 0-15 minute public transport journey of a town centre.

## OBJECTIVE 9

Summary **Positive**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall the impact is positive as the site is located in excess of 800m from a SSSI, 800m from a Local Wildlife Site, and is not located within or adjacent to a wildlife habitat network. It is however within the 7km buffer zone of the SPA/SAC.

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

The overall impact is uncertain: although new development would need to meet certain energy efficiency standards, there is uncertainty in relation to the improvement of air quality; renewable and low-carbon energy use and generation; and of the protection and improvement of water quality. Additionally, as the site is predominantly a greenfield site, it is unlikely that the proposal would reduce greenhouse gas emissions.

## OBJECTIVE 11

Summary **Positive**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Overall the impact is positive as the outcomes relating to the priority habitats elements are positive, as is the protection of good quality agricultural land. However, the site is within the Green Belt and is within the Special Landscape Area.

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

## OBJECTIVE 13

Summary **Negative**

### TO ENSURE EFFICIENT USE OF LAND

The overall impact is negative due to the outcomes relating to the re-use of previously developed sites; the re-use of disused buildings or spaces; and the reduction of derelict or degraded land as the site is greenfield and there are no contamination issues identified.

## OBJECTIVE 14

Summary **Uncertain**

## TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall the impact is uncertain, although the policies in the Local Plan will provide a framework to manage waste sustainably.

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Overall the impact is uncertain as the site is proposed for residential, the site is though in a LSOA that is ranked in the 5th decile of the IMD (employment data where 1st decile is the most deprived and 10th is the least deprived)and is within a 0-20 minute public transport journey of a primary employment area

## OBJECTIVE 16

Summary **NA**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

NA as the site is proposed for residential.

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

The outcome is uncertain, although the site is located within the 0-15 minute public transport journey of a town centre.

## OVERALL SUMMARY

Overall the site records a positive impact against six of the SA objectives. The site is proposing residential therefore the site would have a positive impact on SA1 in ensuring quality housing is available to everyone. A positive impact is recorded against SA3 and healthy, vibrant and inclusive communities as the site records positive outcomes in relation to reducing social exclusion and meeting the accessibility requirements for GP surgeries, and to Public Open Space. A positive outcome is recorded against SA4 as the site meets the accessibility requirements for cultural facilities, to green space, and to green infrastructure. There is a positive impact against SA5 in improving accessibility to essential services, facilities and employment as the site meets the majority of the accessibility criteria. There is a further positive impact recorded against SA9 as the site is located in excess of 800m from a SSSI, over 800m from a LWs, and is not located within or adjacent to a wildlife habitat network. The outcome on SA11 is a positive outcome as the outcomes relating to the priority habitats elements are positive.

The majority of the remaining impacts are considered uncertain. The impact on SA2, safety and security, is uncertain as the site is predominantly a greenfield site. The impact on the built and historic environment (SA6) would be dependent on the design of the development and is therefore uncertain. In terms of flood risk and SA7 there is an overall uncertain impact as the site is greenfield although it does lie outside flood zones 2, 3, 3ai and 3b.

Concerning SA8 and the effect of traffic on the environment, there is an uncertain impact as new development is unlikely to reduce traffic volumes, although the site is within a 0-15 minute public transport journey of a town centre. In relation to SA10 and reducing pollution levels and CO2 emissions, although new development would be required to meet certain energy efficiency standards there is uncertainty in relation to levels of renewable and low-carbon energy generation. Similarly, although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain on SA12 and ensuring prudent and efficient use of natural resources and energy as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand. There is uncertainty on the outcome of SA14, in terms of whether it will allow waste and consumption of materials to be reduced, although the policies in the Local Plan would provide a framework to manage waste sustainably.

In relation to the economic objectives, in terms of SA15 and the provision of good employment opportunities, the overall impact is uncertain as the site is proposed for residential. The other remaining uncertain impact is recorded against SA17 and enhancing the viability and vitality of the town centres, whilst the proposal would

result in new housing within a positive (0-15 minute public transport journey) distance to a town centre and therefore would likely allow current retailers to remain trading in the major centres, as the site is not located within a town centre itself, the impact relating to attracting new retailers and users to town centres, and thus the overall impact for this objective, is uncertain.

The site recorded one negative overall outcome. This relates to objective SA13 and the efficient use of land as the proposal would not lead to the re-use of previously developed sites, nor would it bring disused spaces or buildings back into use or offer the opportunity to remediate derelict or degraded land.

## **MITIGATION**

As the site is greenfield, development would result in the potential to increase run-off, mitigation could be secured by applying green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off.

# Sustainability Appraisal Report

LP Site Ref	<b>LP1616</b>	Eastings	<b>411904</b>
Property Name/Number	<b>Land at Ainley Top</b>	Northings	<b>419530</b>
Road/Street Name	<b>South West of the Junction of the A643/</b>		
Locality	<b>Ainley Top</b>		
Town	<b>Elland</b>		
Postcode			
Draft Plan Proposed Use	<b>New Housing Site</b>		
Ward	<b>0</b>		

## SA Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Positive impact as the site is proposed for housing, and would therefore support this SA Objective.

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

The site is greenfield and therefore it is unlikely for development to reduce the levels of crime.

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

The overall impact is positive as the site is within a 0-15 minute public transport journey of a town centre, within 600m of Public Open Space and meets the accessibility criteria for GP surgeries.

### OBJECTIVE 4

Summary **Positive**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

The overall impact is positive as the site meets the accessibility criteria for cultural facilities, the Access to Natural Greenspace Standards, to the local countryside and is within the Green Infrastructure Network. However, the site is greenfield and therefore the proposal would not be likely to result in improved levels of green space.

### OBJECTIVE 5

Summary **Uncertain**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

The overall impact is uncertain as the site recorded a number of negative and uncertain impacts against the accessibility criteria. Furthermore, negative impacts are recorded against the distance to a train station and a bus

stop, and concerning the demand for existing services.

---

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Overall the impact on this SA Objective is uncertain, and any impact will be dependent on the design of any future development. However, the site does contain potentially contaminated land and therefore there is scope to remediate degraded land on the site.

---

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

The impact is uncertain as whilst the site is not situated within any of the high risk flood zones, it is a greenfield site and development would increase run off rates.

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Overall impact is uncertain, as development of the site would be unlikely to reduce traffic volumes, and the site is in excess of a 15 minute public transport journey from a town centre.

---

## OBJECTIVE 9

Summary **Positive**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

The overall impact for this SA Objective is positive, as the site is not located within 7km of a SPA/SAC; is not within 800m of a SSSI, and is not within 800m of a LWS. Additionally, the site is not located within or adjacent to a Wildlife Habitat Network, nor is it within an area where priority habitats are at a medium, medium-high, or high vulnerability to Climate Change.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

The overall impact is uncertain: although new development would need to meet certain energy efficiency standards, there is uncertainty in relation to the improvement of air quality; renewable and low-carbon energy use and generation; and of the protection and improvement of water quality. Additionally, as the site is a greenfield site, it is unlikely that the proposal would reduce greenhouse gas emissions.

---

## OBJECTIVE 11

Summary **Positive**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Overall the impact is positive as the site is not expected to have a significant impact on the priority habitats, neither is the site good quality agricultural land. However, the site is within the Green Belt.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

---

## OBJECTIVE 13

Summary **Uncertain**

### TO ENSURE EFFICIENT USE OF LAND

The overall impact is uncertain because whilst the site will likely lead to higher density development due to its

location, the site is greenfield and therefore will not offer the opportunity to re-use previously developed sites or bring disused spaces back into use. The site does however offer the opportunity to remediate potentially contaminated land.

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall the impact is uncertain, although the policies in the Local Plan will provide a framework to manage waste sustainably.

---

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

The impact is uncertain as the site is proposed for residential.

---

## OBJECTIVE 16

Summary **NA**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

NA as the site is proposed for residential.

---

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

The impact is uncertain as the site is proposed for residential and is a 16-30 minute public transport journey from a town centre.

## OVERALL SUMMARY

Overall the site records a positive impact against five of the SA objectives. The site is proposing residential therefore the site would have a positive impact on SA1 in ensuring quality housing is available to everyone. A positive impact is recorded against SA3 and healthy, vibrant and inclusive communities as the site meets the accessibility criteria for town centres, Public Open Space, and GP surgeries.

Objective SA4 also has a positive impact as the site meets the accessibility criteria for cultural facilities, the Access to Natural Greenspace Standards, to the local countryside and is within the Green Infrastructure Network. However, the site is greenfield and therefore the proposal would not be likely to result in improved levels of green space.

In terms of SA9 and protecting and enhancing bio and geodiversity the impact is positive as the site is not located within 7km of a SPA/SAC; is not within 800m of a SSSI, and is not within 800m of a LWS. Additionally, the site is not located within or adjacent to a Wildlife Habitat Network. The final positive outcome concerns Objective SA11, which records positive outcomes for all of the priority habitat elements.

The majority of the remaining impacts are considered uncertain. The impact on SA2, safety and security, is uncertain as the site is a greenfield site. There is an uncertain impact against SA5 and improving accessibility to essential services, facilities and employment, as the site recorded a number of negative and uncertain impacts against the accessibility criteria. Furthermore, negative impacts are recorded against the distance to a train station and a bus stop, and concerning the demand for existing services.

The impact on the built and historic environment (SA6) and any impact will be dependent on the design of any future development. However, the site does contain contaminated land and therefore there is scope to remediate degraded land on the site. In terms of flood risk and SA7 there is an overall uncertain impact because although the site is not situated within any of the high risk flood zones, it is a greenfield site.

Concerning SA8 and the effect of traffic on the environment, there is an uncertain impact as development of the

site would be unlikely to reduce traffic volumes. In relation to SA10 and reducing pollution levels and Co2 emissions, although new development would need to meet certain energy efficiency standards, there is uncertainty in relation to the improvement of air quality; renewable and low-carbon energy use and generation; and of the protection and improvement of water quality. Additionally, as the site is a greenfield site, it is unlikely that the proposal would reduce greenhouse gas emissions. Similarly, although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain on SA12 and ensuring prudent and efficient use of natural resources and energy as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

An uncertain outcome is recorded for SA13 whilst the site will likely lead to higher density development due to its location, the site is greenfield and therefore will not offer the opportunity to re-use previously developed sites or bring dis-used spaces back into use. The site does however offer the opportunity to remediate potentially contaminated land.

There is uncertainty on the outcome of SA14, in terms of whether it will allow waste and consumption of materials to be reduced, although the policies in the local plan will provide a framework to manage waste sustainably. In relation to the economic objectives, in terms of SA15 and the provision of good employment opportunities, the overall impact is uncertain as the site is proposed for residential. The other remaining uncertain impact is recorded against SA17 and enhancing the viability and vitality of the town centres as the site is proposed for residential and is not located within a town centre, and nor is it within a 0-15 minute public transport journey of one.

The site recorded no overall negative outcomes.

## **MITIGATION**

As the site is greenfield development would result in the potential to increase run-off, mitigation could be secured by applying green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off.

# Sustainability Appraisal Report

LP Site Ref	<b>LP1622</b>	Site Area	<b>8.38</b>	Eastings	<b>401046</b>
Property Name/Number	<b>Top Land</b>			Northings	<b>425472</b>
Road/Street Name					
Locality	<b>Cragg Vale</b>				
Town	<b>Hebden Bridge</b>				
Postcode	<b>HX7 5RW</b>				
Draft Plan Proposed Use	<b>New Employment Site</b>				
Settlement_Hierarchy					
Local_Plan_Area					
Ward	<b>Luddendenfoot Ward</b>				

## Site Assessment Summary

### OBJECTIVE 1

Summary **NA**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

NA as the site is proposed for employment.

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

An uncertain impact has been recorded against this objective as the site is part in use and part greenfield

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

Although the site is proposed for employment, the accessibility and location of an employment facility remains important in relation to the overall SA Objective. Overall the site records a positive impact, as it is located outside of the HFT buffer and also meets the access criteria for GP surgeries, all of which support this Objective.

### OBJECTIVE 4

Summary **Positive**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Overall the site records a positive impact against this SA objective, as the site is adjacent to Public Open Space and meets the Access to Natural Greenspace Standards requirements. The site also scores positively in terms of access to cultural, leisure and recreation facilities.

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall, this site scores positively against this Objective. The site is a proposed employment site therefore access to services/facilities for residents is not applicable.

---

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Overall the impact on this SA Objective is uncertain and any impact will be dependent on the design and layout of any development, particularly in relation to the row of four Grade II Listed Buildings immediately to the east of this site.

---

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

The overall impact is uncertain as part of the site is brownfield and part greenfield located within Flood Zone 1. The site is adjacent to Cragg Brook and therefore records a negative impact in relation to the potential to create washland in the future.

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Overall this site has scored Uncertain as development of the site is likely to increase traffic volumes, however, it is within 800m of the nearest railway station.

---

## OBJECTIVE 9

Summary **Uncertain**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall, the impact is uncertain as whilst the site is outside of the Wildlife Habitat Network, it is within 2.5km of the SAC/SPA and within 800m from a Local Wildlife Site. It is also within an area where priority habitats are at a medium vulnerability to climate change.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Overall the impact on this SA Objective is uncertain and dependent on the details of an actual development scheme and its use of renewable and/or low carbon energy. Being a greenfield site it is unlikely to contribute to reducing greenhouse gas emissions whilst it is uncertain what impact its development will have on air and water quality. As new developments are required to meet increasing energy efficiency standards development should have a positive effect on this element of the Objective.

---

## OBJECTIVE 11

Summary **Positive**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Overall impact is positive as the site is not predicted to have a significant impact on the priority habitats, however it is within the existing Green Belt. In addition there are uncertainties with regards to the impact on rivers and streams, and the impact on National Character Areas.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Although new development will be required to meet certain energy efficiency requirements the overall impact is uncertain as it will be dependent on the materials used to construct any future development as well as how the subsequent energy demand is met.

---

## OBJECTIVE 13

Summary **Uncertain**

### TO ENSURE EFFICIENT USE OF LAND

Overall the impact on this SA Objective is uncertain as this is a mixed brownfield/greenfield site although the

majority is greenfield. Development is unlikely to re-use the existing buildings but would provide the opportunity to re-mediate those parts of the site where the land is contaminated.

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall impact is uncertain on this SA Objective, although the policies in the Local Plan would provide a framework to manage waste sustainably.

---

## OBJECTIVE 15

Summary **Positive**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

The overall impact is positive as the site is proposed for employment and is within a 0-15 minute journey time of a town centre. The site is ranked as 4 in the IMD, and is therefore likely to offer employment opportunities to disadvantaged groups. The site will help to reduce commuting out of the district.

---

## OBJECTIVE 16

Summary **Positive**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

A positive impact is recorded as the site is proposed for employment; therefore it has the potential to allow the growth of existing firms, encourage inward investment, improve the resilience of businesses and the economy, and new development would be expected to make a positive contribution to the carbon and energy efficiency of the business and the economy.

---

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

The outcome is uncertain as although the site is not within the existing urban area it is located within a positive journey time of a town centre.

## OVERALL SUMMARY

Overall the allocation of this site will have a Positive impact on just under half the Sustainability Appraisal Objectives and whilst it would not have any Negative impacts on the Objectives as a whole there are a number of Objectives where the impact is Uncertain.

Although the site is allocated for employment use, the accessibility and location of employment facilities remains important in relation to SA Objective 3 of creating and retaining healthy, vibrant and inclusive communities. The site is located outside the Hot Food Takeaway buffer and also meets the access criteria for GP surgeries, all of which support this Objective.

As regards SA4 and encouraging increased participation in cultural, leisure and recreation activities it records a positive impact due to being adjacent Public Open Space and meeting the Access to Natural Greenspace Standards requirements.

In relation to SA5 there is an overall positive impact but as the site is allocated for employment use not all elements of the Objective are applicable.

Overall the impact on SA 11 is positive as the allocation is not predicted to have a significant impact on priority habitats, however it is within the existing Green Belt. In addition there are uncertainties with regards to the impact on rivers and streams, and on National Character Areas.

The overall impact is positive on Objective 15 as the site is allocated for employment use and is within a 0-15 minute journey time of a town centre. The site is ranked as 4 in the Index of Multiple Deprivation, and is therefore likely to offer employment opportunities to disadvantaged groups. The site will help to reduce

commuting out of the district.

Similarly a positive impact is recorded for Objective 16 as the site is allocated for employment use with the potential to allow the growth of existing firms, encourage inward investment, improve the resilience of businesses and the economy whilst new development can be expected to make a positive contribution to the carbon and energy efficiency of the business and the economy.

Of those SA Objectives where an Uncertain impact was recorded this was in part due to the site being a mix of brownfield and greenfield land and also to insufficient information to make a definitive judgement without the benefit of a detailed development scheme. For example, in relation to SA Objective 6 any impact will be dependent on the design and layout of development, particularly in relation to the row of four Grade II Listed Buildings immediately east of this site. In relation to SA Objective 7 as the site is adjacent Cragg Brook there would be a negative impact in relation to that element of the Objective concerning the potential to create washland in the future. The impact on SA Objective 8 is mixed as whilst the allocation is likely to increase traffic volumes it is also within 800m of a railway station. With SA Objective 9, whilst the site is outside the Wildlife Habitat Network, it is within 2.5km of the SAC/SPA and within 800m of a Local Wildlife Site. It is also within an area where priority habitats are at a medium vulnerability to climate change. Although new development will be required to meet certain energy efficiency requirements the overall impact on SA Objective 12 is uncertain as it will be dependent on the materials used to construct any future development as well as how the subsequent energy demand is met.

## **MITIGATION**

Whilst an overall Negative impact was not recorded against any of the SA Objectives, Negative impacts were recorded against elements of Objectives. Some of these impacts should be mitigated through the implementation of high quality development proposals reflecting both the Policy requirements in the Local Plan and the site specific considerations identified in Appendix 1 to the Plan (Site Allocations – Supporting Information). This would also result in addressing many of those elements where the impact is Uncertain. Inevitably there is less opportunity to mitigate the impact on some elements due to the mixed brownfield/greenfield nature of the site. Development of the allocation will provide an opportunity to increase bus services in the vicinity of the site helping to reduce traffic levels.

# Sustainability Appraisal Report

LP Site Ref	<b>LP1625</b>	Site Area	<b>1.01</b>	Eastings	<b>408273</b>
				Northings	<b>420912</b>
Property Name/Number	<b>Land to the west of</b>				
Road/Street Name	<b>Silverdale Terrace</b>				
Locality	<b>Greetland</b>				
Town	<b>Elland</b>				
Postcode	<b>HX4 8NQ</b>				
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy					
Local_Plan_Area					
Ward	<b>Greetland and Stainland Ward</b>				

## Site Assessment Summary

### OBJECTIVE 1

Summary **Positive**

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Development of the site would have a positive impact on this SA objective.

### OBJECTIVE 2

Summary **Uncertain**

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

The site is predominantly greenfield, and as such development would have an uncertain impact on this Objective.

### OBJECTIVE 3

Summary **Positive**

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

Overall a positive impact is recorded as the site is within a 0-15 minute public transport journey of a town centre, and also meets the access criteria for GP surgeries, although the site is in excess of 600m of Public Open Space.

### OBJECTIVE 4

Summary **Uncertain**

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Overall an uncertain impact is recorded as although the site meets the access to cultural facilities criteria, and also meets the Access to Natural Greenspace Standards, there is uncertainty in relation to the access to the Green Infrastructure Network, and a negative element as a result of the site's greenfield status.

### OBJECTIVE 5

Summary **Positive**

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall a positive impact is recorded as the site is within a 0-15 minute public transport journey time of a town

centre, and meets the majority of the accessibility criteria. Whether development of the site would affect access to services for those with the greatest needs is uncertain, and the negative elements relate to the demand on existing services and the distances to a train station and a bus stop.

---

## OBJECTIVE 6

Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Impact on this SA Objective would depend on the development delivered, and therefore remains uncertain.

---

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

Overall an uncertain impact is recorded as although the site lies outside of flood risk zones 2, 3 3ai and 3b, it is greenfield and therefore development has the potential to increase run-off rates.

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Overall an uncertain impact is recorded against this SA Objective as new development is unlikely to reduce traffic volumes, however the site is within a 0-15 minute public transport journey of a town centre.

---

## OBJECTIVE 9

Summary **Uncertain**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall an uncertain impact is recorded as the site is adjacent to the Wildlife Habitat Network; is within an area where priority habitats are at a medium vulnerability to Climate Change impacts; and is also within the 7km buffer zone of the SPA/SAC. It is though in excess of 800m from a SSSI and a LWS.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

The impact on this Objective is uncertain as it would depend on the development delivered.

---

## OBJECTIVE 11

Summary **Positive**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Overall impact is positive as the site is not predicted to have a significant impact on the priority habitats. The uncertain elements relate to the impact on rivers and streams, and the impact on National Character Areas.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Overall the impact is uncertain and will be dependent on what is delivered on site; however new development would be required to meet certain energy efficiency standards.

---

## OBJECTIVE 13

Summary **Negative**

### TO ENSURE EFFICIENT USE OF LAND

The site is greenfield, and would not bring disused spaces / buildings back into use, and would not offer the opportunity to remediate potentially contaminated land.

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall the impact is uncertain on this SA Objective, although the policies in the Local Plan would provide a framework to manage waste sustainably.

---

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Overall an uncertain impact is recorded for this Objective as the site is proposed for residential, although it is within a 0-20 minute public transport journey of a Primary Employment Area.

---

## OBJECTIVE 16

Summary **NA**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

NA as the site is proposed for residential.

---

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

Overall an uncertain impact is recorded for this SA Objective, although the site is within a 0-15 minute public transport journey of a town centre.

## OVERALL SUMMARY

Overall the site records a positive impact against four of the SA Objectives. The site is proposing residential, and therefore records a positive impact on SA1 and ensuring quality housing is available to everyone.

In terms of SA3 and healthy, vibrant and inclusive communities, the overall impact is positive as the site is within a 0-15 minute public transport journey of a town centre, and also meets the access criteria for GP surgeries, although the site is in excess of 600m of Public Open Space.

The overall impact against SA11 is positive as the site is not predicted to have a significant impact on the priority habitats.

The remaining overall positive impact concerns SA5 and improving accessibility to essential services, facilities and employment, as the site is within a 0-15 minute public transport journey time of a town centre, and meets the majority of the accessibility criteria. Whether development of the site would affect access to services for those with the greatest needs is uncertain; the negative elements relate to the demand on existing services and the distances to a train station and a bus stop.

The majority of the remaining impacts are considered uncertain.

Concerning SA4 and increased participation in cultural leisure and recreation activities, the impact is uncertain as although the site meets the access to cultural facilities criteria, and also meets the Access to Natural Greenspace Standards, there is uncertainty in relation to the access to the Green Infrastructure Network, and a negative element recorded as a result of the site's greenfield status.

The impact on the built and historic environment (SA6) would be dependent on the design of the development. Issues to note regarding flood risk and SA7, are that although the site lies outside of flood risk zones 2, 3 3ai and 3b, it is greenfield and therefore development has the potential to increase run-off rates. Concerning SA8 and the effect of traffic on the environment, development of the site would be unlikely to reduce traffic volumes, although the site is a 0-15 minute public transport journey from a town centre.

In relation to SA10 and reducing pollution levels and Co2 emissions, although new development would be required to meet certain energy efficiency standards, the site if developed would have an uncertain impact in relation to the levels of renewable and low carbon energy generation. Similarly, although new development will be required to meet certain energy efficiency requirements, the overall impact is uncertain on SA12 and ensuring

prudent and efficient use of natural resources and energy as it will be dependent on the materials used to construct any future development as well as the subsequent energy demand.

In terms of the economic objectives, the impact against SA15 and the provision of good employment opportunities for all is uncertain as the site is proposed for residential. The other remaining uncertain impact is recorded against SA17 and enhancing the viability and vitality of the town centres.

Overall the site records one negative impact overall against SA13 and the efficient use of land as the site is greenfield, would not bring disused spaces / buildings back into use, and would not offer the opportunity to remediate potentially contaminated land.

#### **MITIGATION**

Due to the site's greenfield status and the resulting potential to increase run-off, mitigation could be secured through green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off.

# Sustainability Appraisal Report

LP Policy Ref SD3

Policy Title **Housing Target**

---

## Policy Assessment Summary

### OBJECTIVE 1

Summary Positive

#### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Overall a positive impact is recorded as the policy sets out the net number of new homes that is required within the Borough during the lifetime of the Local Plan in order to meet housing need. The policy includes a stepped requirement which initially reflects the level of completions in recent years, averaging 440 dwellings per annum over the ten-year period 2009/10 to 2018/19. In the first 3 years of the plan period the average completion rate has been 390 dwellings net per annum. Additionally, there are a number of strategic sites which will be delivered over a number of years later in the plan period. Therefore the modification policy addresses this through a stepped approach, the impact against the SA objective remains positive as the rate of delivery will impact the short medium and long term periods of the plan. The increased requirement would also result in a higher level of Affordable Housing being delivered in the lifetime of the Local Plan.

---

### OBJECTIVE 2

Summary NA

#### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

Impact is NA

---

### OBJECTIVE 3

Summary Positive

#### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

Through meeting the Borough's identified housing need the policy is supporting this SA Objective, in reducing social exclusion for example by providing new homes and a wider choice of homes; the delivery of new homes and the associated infrastructure required through other Local Plan policies would also result in potential positive impacts in relation to improved, usable Open Space.

---

### OBJECTIVE 4

Summary NA

#### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Impact is NA

---

### OBJECTIVE 5

Summary Uncertain

#### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Overall the impact is uncertain, as whilst the provision of new homes would have a positive impact on the Objective, it would inevitably lead to an increased demand on existing services. The increased requirement would however increase the number of affordable homes delivered in the lifetime of the Local Plan. The actual impact however on access to services will be dependent on the location of developments, which is not determined by this policy.

---

### OBJECTIVE 6

Summary Uncertain

#### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

The impact on this SA Objective is uncertain as the additional development will have an impact on the Borough's built and historic environment. If development takes place that does not respect the local built environment,

there could be a negative impact, whilst alternatively development could enhance derelict and degraded sites. As with a number of other objectives, the impacts are significantly dependent on the location and design of developments, which are addressed through other policies in the Local Plan.

---

## OBJECTIVE 7

Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

The impact is uncertain, as although new development is likely to increase run-off rates, there are opportunities through the water management and flood risk policies to secure sustainable urban drainage systems.

---

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Again the impact is uncertain in relation to this Objective, although the new development will have a negative impact on the levels of traffic in the Borough, the extent to which this has a negative impact will be determined by the location of development which is addressed through other Local Plan policies.

---

## OBJECTIVE 9

Summary **Uncertain**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

The overall impact against the SA Objective is uncertain as in meeting the housing requirement there will be a requirement for greenfield land to be developed which will have negative impacts on biodiversity. However as the policy does not determine the allocation of sites it is unclear as to the level of impact this would have on international, national and locally designated sites.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Again the impact recorded against this Objective is uncertain, as whilst the new development will have a negative impact on the levels of traffic in the Borough, there is likely to be a positive impact against the element concerned with the energy efficiency of buildings (as new build will be required to meet certain energy efficiency requirements). The impact that the level of proposed development will have on the elements of the objective concerned with renewable / low carbon use and generation, air quality, and water quality is uncertain and is addressed through other Local Plan policies.

---

## OBJECTIVE 11

Summary **Uncertain**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Overall the impact is uncertain: in meeting the housing need for the Borough there will be an impact on the landscape, however the Local Plan will include design policies which will be required to address the impact on the area. An adopted Local Plan with an identified housing requirement would help protect the designated Green Belt boundaries through the lifetime of the plan and avoid speculative housing applications within the Green Belt.

---

## OBJECTIVE 12

Summary **Uncertain**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Overall the impact is uncertain as whilst new development will be required to meet certain energy efficiency levels, development of the scale proposed is likely to have a negative impact on the elements of the objective related to water consumption and reducing the use of primary aggregates.

---

## OBJECTIVE 13

Summary **Positive**

### TO ENSURE EFFICIENT USE OF LAND

As a result of the scale of the development proposed, there would be a positive impact against this SA Objective. This is because it would have a positive impact in relation to the use of previously developed land, high density mixed use developments, and in reducing the amount of derelict and degraded land. A further positive impact concerns the element of the Objective relating to bringing disused buildings and or spaces back into use.

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall the impact is uncertain as the policy would increase the consumption of materials and resources, although the Local Plan includes policies to manage waste sustainably.

---

## OBJECTIVE 15

Summary **Positive**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Overall there is a positive impact as the policy aims to meet the local housing need, which is a significant factor in attracting and retaining a skilled workforce. This is further reinforced by the increased housing requirement which will go further in supporting the council's economic ambitions.

---

## OBJECTIVE 16

Summary **Positive**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

Overall there is a positive impact as the policy aims to meet the local housing need, which is a significant factor in sustainable economic growth as well as attracting inward investment. This is further reinforced by the increased housing requirement which will go further in supporting the council's economic ambitions.

---

## OBJECTIVE 17

Summary **Positive**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

An increased level of housing throughout the Borough will help support the town centres and therefore the policy is considered to have a positive impact against this Objective.

## OVERALL SUMMARY

Overall the policy recorded six positive impacts against the SA Objectives. In terms of SA1 and ensuring quality housing is available to everyone there is a positive impact as the policy sets out the net number of new homes that is required within the Borough during the lifetime of the Local Plan in order to meet housing need. The policy includes a stepped requirement which initially reflects the level of completions in recent years, averaging 440 dwellings per annum over the ten-year period 2009/10 to 2018/19. In the first 3 years of the plan period the average completion rate has been 390 dwellings net per annum. Additionally, there are a number of strategic sites which will be delivered over a number of years later in the plan period. Therefore the modification policy addresses this through a stepped approach, the impact against the SA objective remains positive as the rate of delivery will impact the short medium and long term periods of the plan. The increased requirement would also result in a higher level of Affordable Housing being delivered in the lifetime of the Local Plan.

In terms of SA3, through meeting the Borough's identified housing need the policy is supporting this SA Objective, in reducing social exclusion for example by providing new homes and a wider choice of homes; the delivery of new homes and the associated infrastructure required through other Local Plan policies would also result in potential positive impacts in relation to improved, usable Open Space.

A further positive impact was recorded against SA13 and the efficient use of land. As a result of the scale of the development proposed, there would be a positive impact in relation to development taking place on previously developed land, the number of high density mixed use developments, and in reducing the amount of derelict and degraded land. A further positive impact concerns the element of the objective relating to bringing disused buildings and or spaces back into use. The policy also has a positive impact against SA15 and providing good

employment opportunities for all as the policy aims to meet the local housing need, which is a significant factor in attracting and retaining a skilled workforce. This is further reinforced by the increased housing requirement which will go further in supporting the council's economic ambitions. Similarly, in relation to SA16 there is a positive impact as the policy aims to meet the local housing need, which is a significant factor in sustainable economic growth as well as attracting inward investment. This is further reinforced by the increased housing requirement which will go further in supporting the council's economic ambitions. The remaining positive impact is recorded against SA17 and enhancing the viability and vitality of the town centres, since an increased level of housing throughout the Borough will help support the town centres.

The policy also recorded a number of uncertain impacts, although the impacts against these Objectives are significantly dependent on the location and design of the developments, matters which are addressed through other policies in the Local Plan.

Regarding SA5 and accessibility to essential services, facilities and employment the impact is uncertain, as whilst the provision of new homes would have a positive impact on the Objective, it would inevitably lead to an increased demand on existing services. The increased requirement would however increase the number of affordable homes delivered in the lifetime of the Local Plan. The actual impact however on access to services will be dependent on the location of developments, which is not determined by this policy. In terms of SA6 and the impact on a locally distinctive built and historic environment the impact is uncertain as the additional development will have an impact on the Borough's built and historic environment; if development takes place that does not respect the local built environment there could be a negative impact, whilst on the other hand development could enhance derelict and degraded sites. As with a number of other objectives, the impacts are significantly dependent on the location of and design of developments, matters which are addressed through other policies in the Local Plan.

An uncertain impact was recorded against SA7 and reducing the risk of flooding as new development is likely to increase run-off rates, although the Local Plan, through water management and flood risk policies would present opportunities to secure sustainable urban drainage systems.

In terms of SA8 and reducing the effect of traffic on the environment the impact is uncertain, although the new development will have a negative impact on the levels of traffic in the Borough, however the extent to which this will have a negative impact will be determined by the location of development which is addressed through other Local Plan policies.

Regarding the impact on biodiversity and SA9, in meeting the housing requirement it will be necessary for greenfield land to be developed which will have negative impacts on biodiversity. Although, as the policy does not determine the allocation of sites it is unclear as to the level of impact this would have on international, national and locally designated sites.

A further uncertain impact is recorded against SA10 and reducing pollution levels and CO2 emissions to target levels, because although the new development will have a negative impact on the levels of traffic in the Borough, there is likely to be a positive impact against the element concerned with the energy efficiency of buildings (as new build will be required to meet certain energy efficiency requirements). The impact that the level of proposed development will have on the elements of the Objective concerned with renewable / low carbon use and generation, air quality, and water quality is uncertain and is addressed through other Local Plan policies.

Other issues of note include SA11 and the impacts on landscape; in meeting the housing need for the Borough there will be an impact on the landscape, however the Local Plan will include design policies which will be required to address the impact on the area. An adopted Local Plan with an identified housing requirement would help protect the designated Green Belt boundaries through the lifetime of the plan and avoid speculative housing applications within the Green Belt. There were uncertain impacts recorded against SA12 and the prudent and efficient use of natural resources and energy - new development will be required to meet certain energy efficiency levels, however development of the scale proposed is likely to have a negative impact on the elements of the Objective relating to water consumption and the use of primary aggregates.

The remaining uncertain impact regarded SA14 and reducing amount of waste produced as the policy would

increase the consumption of materials and resources, although the Local Plan includes policies to manage waste sustainably.

There were no other impacts recorded.

#### **MITIGATION**

The mitigation in relation to this policy in relation to social, economic and environmental matters is addressed through the Local Plan as a whole and policies which both result in enhancing the borough and mitigating the impacts of development.

# Sustainability Appraisal Report

LP Policy Ref **SD6a**

Policy Title **Regeneration Action Areas**

---

## Policy Assessment Summary

**OBJECTIVE 1** Summary **Uncertain**

### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Impact is uncertain and will be dependent on the mix of uses. The regeneration action area sites have all been subject to an individual SA.

---

**OBJECTIVE 2** Summary **NA**

### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

Impact is NA

---

**OBJECTIVE 3** Summary **NA**

### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

Impact is NA

---

**OBJECTIVE 4** Summary **NA**

### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

Impact is NA

---

**OBJECTIVE 5** Summary **NA**

### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Impact is NA

---

**OBJECTIVE 6** Summary **Positive**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

Overall positive as the policy requires that the regeneration action area allocations when developed relate well in scale and character to the locality.

---

**OBJECTIVE 7** Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

Impact is uncertain. Regeneration action areas will need appropriate mitigation in order to reduce the risk of flooding due to both being located adjacent to the River Calder.

---

**OBJECTIVE 8** Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Overall impact is uncertain, the regeneration action areas have all been subject to an individual SA.

---

**OBJECTIVE 9** Summary **NA**

**TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY**

Impact is N/A

**OBJECTIVE 10**

Summary **NA**

**TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS**

Impact is N/A

**OBJECTIVE 11**

Summary **Uncertain**

**TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE**

Impact is N/A

**OBJECTIVE 12**

Summary **NA**

**TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY**

Impact is N/A

**OBJECTIVE 13**

Summary **Positive**

**TO ENSURE EFFICIENT USE OF LAND**

Regenerative developments are an efficient use of land and will lead to the reuse of previously developed sites and therefore the impact is positive.

**OBJECTIVE 14**

Summary **Uncertain**

**TO REDUCE THE AMOUNT OF WASTE PRODUCED**

Impact is uncertain as the RAA allocations are likely to see an increase in waste levels at least in the short term; although in the medium to longer term appropriate recycling and recovery opportunities should ensure the levels ending up in landfill continue to reduce. The policy is allocating individual sites which have been subject to a SA.

**OBJECTIVE 15**

Summary **Uncertain**

**TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL**

Impact is uncertain as the regeneration may produce mixed use sites, which are expected to include new employment opportunities, but this is not guaranteed.

**OBJECTIVE 16**

Summary **Positive**

**TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT**

Positive impact as the locations of the regeneration action areas will encourage inward investment and employment opportunities.

**OBJECTIVE 17**

Summary **Positive**

**ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES**

The regeneration action areas are located within town centres and likely to enhance the offer of town centre uses.

**OVERALL SUMMARY**

Overall the policy recorded 4 positive impacts against the Objectives. The impact against SA6 positive as the policy requires that the regeneration action area allocations when developed relate well in scale and character to

the locality. Regenerative developments are an efficient use of land and will lead to the reuse of previously developed sites and therefore the impact is positive against SA13. With regards SA16, the RAA allocations may include new employment opportunities and as a consequence there is a positive impact. The remaining positive impact is against SA17; the regeneration action areas are located within town centres and likely to enhance the offer of town centre uses.

## **MITIGATION**

# Sustainability Appraisal Report

LP Policy Ref **SD7**

Policy Title **Allocated Housing Sites**

---

## Policy Assessment Summary

**OBJECTIVE 1** Summary **Positive**

### TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

The impact is positive as the policy is allocating land for housing. There are a number of additional sites as part of the main modifications and also a number of sites that have been delted as housing allocations; those sites that have been deleted would result in no change to the existing conditions, whilst the additional sites have all been subject to SA and are set out in Appendix 4C.

---

**OBJECTIVE 2** Summary **NA**

### TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

The impact is NA.

---

**OBJECTIVE 3** Summary **Positive**

### TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

The impact is positive as the policy is likely to reduce social exclusion by allocating land for housing and increased delivery of affordable housing which supports the objective

---

**OBJECTIVE 4** Summary **Negative**

### TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

The impact on the SA objective is negative as the policy is allocating land for development, some of which is greenfield. The negative impacts of greenfield development is mitigated through other Local Plan policies such as Green Infrastructure, Climate Change, Flood Risk and Sustainable Travel.

---

**OBJECTIVE 5** Summary **Uncertain**

### TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

The impact is uncertain as the new housing allocated will have a significant effect on the demand for existing services although the Local Plan can ensure that a strategic approach to infrastructure provision is adopted, which should improve accessibility for residents.

---

**OBJECTIVE 6** Summary **Uncertain**

### TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

The impact on this SA Objective is uncertain, as the policy is allocating land for homes that will impact the built environment, in some instances sites will enhance derelict sites, in other instances care will need to be take in relation to potential impacts on heritage assets and landscapes. Mitigation through the site specific policies will help support this objective however.

---

**OBJECTIVE 7** Summary **Uncertain**

### TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

The impact on this SA Objective is uncertain, as the policy is allocating land for homes in some instances these

sites are on greenfield land; therefore measures will need to be taken in order to reduce run off rates. Mitigation through the site specific policies will help support this objective however.

---

## OBJECTIVE 8

Summary **Negative**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

The impact is negative as the policy is unlikely to reduce traffic volumes; the mitigation of the negative impact will need to focus on sustainable transport modes in a coordinated strategic approach across the Borough.

---

## OBJECTIVE 9

Summary **Uncertain**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

The impact is uncertain overall, the allocations have avoided the most ecologically sensitive areas, although a number of the sites are on greenfield land and therefore the impact of development on such sites would need to be mitigated through the site specific policies and other Local Plan policies.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Overall the impact is uncertain, the council has designated a number of AQMAs and the Local plan includes policies specifically in relation to Air Quality.

---

## OBJECTIVE 11

Summary **Uncertain**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

The impact is uncertain, as the sites will all result in a change to the landscape both at a local level and in some instances at a wider level. The policies in the Local Plan and the site specific policies will help in relation to mitigating such impacts.

---

## OBJECTIVE 12

Summary **Positive**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Overall the policy is considered to have a positive impact as the new homes delivered through the policy would be built to higher energy efficiency standards

---

## OBJECTIVE 13

Summary **Positive**

### TO ENSURE EFFICIENT USE OF LAND

Impact on this SA objective is positive as a number of sites allocated through the policy are on brownfield sites and some are on semi derelict sites as well. The allocations also reflect appropriate densities for the sites location which also support this objective.

---

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

The impact on this is uncertain, as to some extent, an increased number of homes would lead to increased levels of waste; however a number of factors in relation to this objective rely on intervention by both the government and the private sector in relation to food packaging, recyclable packaging materials etc. Overall though the impact is uncertain.

---

## OBJECTIVE 15

Summary **Positive**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

The impact is considered as positive, as the new homes will support the council's economic ambitions and will help attract businesses into the borough as a result.

---

## OBJECTIVE 16

Summary **Positive**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

Overall there is a positive impact as the policy provides the housing allocations which is a significant factor in sustainable economic growth as well as attracting inward investment. This is further reinforced by the increased housing requirement which will go further in supporting the council's economic ambitions.

---

## OBJECTIVE 17

Summary **Positive**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

An increased level of housing throughout the Borough will help support the town centres and therefore the policy is considered to have a positive impact against this Objective.

## OVERALL SUMMARY

The policy recorded seven overall positive impacts. In terms of SA1, the impact is positive as the policy is allocating land for housing. There are a number of additional sites as part of the main modifications and also a number of sites that have been delted as housing allocations; those sites that have been deleted would result in no change to the existing conditions, whilst the additional sites have all been subject to SA and are set out in Appendix 4C. In terms of SA3 and creating and retaining healthy vibrant and inclusive communities the polciy records a positive impact since delivery of the policy is likely to reduce social exclusion through allocating land for housing and increased delivery of affordable housing which supports the objective. In terms of SA12, the policy is considered to have a positive impact as the new homes delivered through the policy would be built to higher energy efficiency standards, whilst a further positive impact is recorded against SA13 and the efficient use of land as a number of sites allocated through the policy are on brownfield sites and some are on semi derelict sites as well. The allocations also reflect appropriate densities for the sites location which also support this objective.

Positive impacts are recorded against all three of the economic objectives as an increased number of homes will support the council's economic ambition, attract inward investment, support the town centres, and attract new businesses into the borough.

The policy recorded a number of uncertain impacts. In relation to SA5 and accessibility, The impact is uncertain as the new housing allocated will have a significant effect on the demand for existing services although the Local Plan can ensure that a strategic approach to infrastructure provision is adopted, which should improve accessibility for residents. In regards to SA6 and the built and historic environment, the impact is uncertain, as the policy is allocating land for homes that will impact the built enviornment, in some instances sites will enhance derelict sites, in other instances care will ned to be take in relation to potential impacts on heritage assets and landscapes. Mitigation through the site specific policies will help support this objective however.

The impact on SA7 and Flooding is uncertain, as the policy is allocating land for homes in some instances these sites are on greenfield land; therefore measures will need to be taken in order to reduce run off rates. Mitigation through the site specific policies and the Local Plan policies on flood risk will help support this objective however. The impact on SA9 is uncertain overall, the allocations have avoided the most ecologically sensitive areas, although a number of the sites are on greenfield land and therefore the impact of development on such sites would need to be mitigated through the site specific policies and other Local Plan policies.

As regards SA10 again the impact is uncertain, the council has designated a number of AQMAs and the Local plan includes policies specifically in relation to Air Quality which will ensure mitigation and adherence to levels of pollution. In terms of SA11 and the landscape, the impact is uncertain, as the sites will all result in a change to the landscape both at a local level and in some instances at a wider level. The policies in the Local Plan and the site specific policies will help in relation to mitigating such impacts.

The remaining uncertain impact was recorded against SA14 and reducing the amount of waste produced - as to some extent, an increased number of homes would lead to increased levels of waste; however a number of factors in relation to this objective rely on intervention by both the government and the private sector in relation to food packaging, recyclable packaging materials etc. Overall though the impact is uncertain.

There were two negative impacts recorded - firstly against SA4 and participation in cultural leisure and recreation activities as the policy is allocating land for development, some of which is greenfield. The negative impacts of greenfield development is mitigated through other Local Plan policies such as Green Infrastructure, Climate Change, Flood Risk and Sustainable Travel. The other negative impact is recorded against SA8 and the effect of traffic on the environment -

#### **MITIGATION**

No mitigation issues were identified for this policy.

# Sustainability Appraisal Report

LP Site Ref	<input type="text" value="W2"/>	Site Area	<input type="text" value="5.07"/>	Eastings	<input type="text" value="411639"/>
Property Name/Number	<input type="text" value="Land at Lowfields"/>			Northings	<input type="text" value="421920"/>
Road/Street Name	<input type="text"/>				
Locality	<input type="text"/>				
Town	<input type="text" value="Elland"/>				
Postcode	<input type="text"/>				
Draft Plan Proposed Use	<input type="text" value="Waste Site"/>				
Settlement_Hierarchy	<input type="text"/>				
Local_Plan_Area	<input type="text"/>				
Ward	<input type="text"/>				

## Site Assessment Summary

### OBJECTIVE 1

Summary

TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

### OBJECTIVE 2

Summary

TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY

The site if developed would contribute to a network of built waste facilities should help reduce fly tipping and therefore is considered as a positive impact.

### OBJECTIVE 3

Summary

TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

### OBJECTIVE 4

Summary

TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES

### OBJECTIVE 5

Summary

TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

### OBJECTIVE 6

Summary

TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT

The impact on this element of the objective is considered uncertain as it would depend on the design of the development.

### OBJECTIVE 7

Summary

TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY

Uncertain impact overall, although the site lies partially within flood risk zone 3 the extent of this would potentially allow development outside of this zone. Site lies entirely within flood risk zone 2.

## OBJECTIVE 8

Summary **Uncertain**

### TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Overall impact is uncertain as the levels of traffic would be dependent on the type of waste facility built.

---

## OBJECTIVE 9

Summary **Positive**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall the site is considered to have a potentially positive impact on this objective, as it lies within an established industrial area. However, potential negative impacts are identified through the proximity to woodland and the River Calder.

---

## OBJECTIVE 10

Summary **Uncertain**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Overall the impact is uncertain on this objective, due to the potential impacts on renewable and low carbon generation, air and water quality elements of this objective.

---

## OBJECTIVE 11

Summary **Positive**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

Overall the site is considered to have a positive impact on this objective as it lies within an established industrial estate and therefore should have a minimal impact on the elements of the SA objective.

---

## OBJECTIVE 12

Summary **Positive**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Overall the site is considered to have a potentially positive impact on this objective as a built waste facility would divert waste from landfill and therefore make use of resources.

---

## OBJECTIVE 13

Summary **Uncertain**

### TO ENSURE EFFICIENT USE OF LAND

Site is considered to have an equal number of potentially positive impacts and negative impacts on the objective, as it is a mixed brownfield / greenfield site, however if the site is allocated it would bring a degraded and disused space back into use.

---

## OBJECTIVE 14

Summary **Positive**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

As the site is a potential built waste facility it is considered that there would be a positive impact on this objective.

---

## OBJECTIVE 15

Summary **Positive**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Overall the impact on the objective is considered as a positive one as it could provide employment opportunities in an area that is ranked below average in terms of the IMD

---

## OBJECTIVE 16

Summary **Positive**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

The site is considered to have an overall positive impact as it has the potential to provide opportunities for existing waste operators to move into larger premises and also attract investment.

---

## OBJECTIVE 17

Summary **Uncertain**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

If allocated and developed, the site could create additional jobs, which could benefit Elland town centre, but impact is considered uncertain.

## **OBJECTIVE 17**

Overall the potential impact on the objectives is considered uncertain. This is due to the potential impact on the built environment, flood risk, the potential impacts of traffic on the environment and associated pollution. In addition, there is uncertainty regarding the site's potential contribution to achieving business success and the impact on Elland town centre. Although the site lies within the established industrial estate, it is a mix of brownfield and greenfield, although it would bring a degraded and disused space back into use.

In terms of a positive impact, the site is considered to have a potentially positive impact on objectives that seek to protect and enhance biodiversity and geodiversity, protecting landscape, ensuring prudent use of natural resources, reducing waste, and providing employment opportunities.

### **Mitigation**

In terms of mitigation, the north eastern part of the site could be removed from the potential developable area to remove the most severe level of flood risk in the site.

# Sustainability Appraisal Report

LP Policy Ref **WA2**

Policy Title **Potential New Waste Facilities**

---

## Policy Assessment Summary

**OBJECTIVE 1** Summary **NA**

**TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE**

Impact is NA

---

**OBJECTIVE 2** Summary **Positive**

**TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY**

In allocating additional waste capacity it is expected that this would reduce the levels of fly tipping and therefore have a positive impact against this SA Objective.

---

**OBJECTIVE 3** Summary **NA**

**TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES**

Impact is NA

---

**OBJECTIVE 4** Summary **NA**

**TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES**

Impact is NA

---

**OBJECTIVE 5** Summary **NA**

**TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT**

Impact is NA

---

**OBJECTIVE 6** Summary **NA**

**TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT**

Impact is NA

---

**OBJECTIVE 7** Summary **NA**

**TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY**

Impact is NA

---

**OBJECTIVE 8** Summary **NA**

**TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT**

Impact is NA

---

**OBJECTIVE 9** Summary **NA**

**TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY**

Impact is NA

---

## OBJECTIVE 10

Summary **Positive**

### TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS

Through allocating land to reduce the levels of the waste disposed of in landfill it will have a positive impact on the SA objective as it will reduce levels of methane gas.

---

## OBJECTIVE 11

Summary **Positive**

### TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE

The Modification allocation policy is considered to have a positive impact as the proposed allocations no longer result in new waste allocations residing within the Green Belt. Three of the allocations are in the urban area whilst the other allocation, although within the Area Around Todmorden, is connected to an existing Waste Facility.

---

## OBJECTIVE 12

Summary **NA**

### TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY

Impact is NA

---

## OBJECTIVE 13

Summary **NA**

### TO ENSURE EFFICIENT USE OF LAND

Impact is NA

---

## OBJECTIVE 14

Summary **Positive**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

The policy is allocating land to recycle and treat waste which will reduce the levels disposed of in landfill and therefore have a positive impact against this SA Objective.

---

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

The policy is allocating land for new or extended waste facilities, whether this increases employment significantly is uncertain as it will be dependent on a number of factors, including the future types of waste facility.

---

## OBJECTIVE 16

Summary **Positive**

### TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT

Overall the impact is positive, as the policy is allocating sites for waste facilities, which will allow some existing operators to expand and also encourage inward investment.

---

## OBJECTIVE 17

Summary **NA**

### ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

The impact is NA.

---

## OVERALL SUMMARY

The policy is allocating new waste facilities to reduce the levels of waste ending up in landfill. Each site has been subject to a SA and therefore please refer to these for site specific impacts on the SA Objectives. The SA of this allocation policy is therefore of a very general nature.

The policy recorded five overall positive impacts against the objectives. In terms of SA2 and improving safety and security for people and property there is a positive impact as in allocating additional waste capacity it is expected that this would reduce the levels of fly tipping. Through allocating land to reduce the levels of the waste disposed of in landfill it will have a positive impact on SA10 and reducing pollution levels and CO2 emissions to target levels as it will reduce levels of methane gas. The allocation policy is considered to have a positive impact against SA11 and protecting and enhancing the natural, semi natural and man made landscape as the proposed allocations no longer result in new waste allocations residing within the Green Belt. Three of the allocations are in the urban area whilst the other allocation, although within the Area Around Todmorden, is connected to an existing Waste Facility. Further positive impacts are recorded against SA14 and reducing the amount of waste produced, whilst the remaining positive impact was recorded against SA16 and achieving business success, sustainable economic growth, and continued investment, as the policy is allocating sites for waste facilities, which will allow some existing operators to expand and also encourage inward investment.

The policy also recorded one uncertain impact, against SA15 and providing good employment opportunities for all, as whether this increases employment significantly will be dependent on a number of factors, including the future types of waste facility.

There were no other impacts recorded.

## **MITIGATION**

There were no mitigation issues identified against this policy.

# Sustainability Appraisal Report

LP Policy Ref

Policy Title **Existing Waste Sites**

---

## Policy Assessment Summary

**OBJECTIVE 1** Summary

**TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE**

---

**OBJECTIVE 2** Summary

**TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY**

Positive impact as the network of waste facilities can help reduce the rates of fly tipping

---

**OBJECTIVE 3** Summary

**TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES**

---

**OBJECTIVE 4** Summary

**TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES**

---

**OBJECTIVE 5** Summary

**TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT**

---

**OBJECTIVE 6** Summary

**TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT**

---

**OBJECTIVE 7** Summary

**TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY**

---

**OBJECTIVE 8** Summary

**TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT**

---

**OBJECTIVE 9** Summary

**TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY**

---

**OBJECTIVE 10** Summary

**TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS**

Positive impact as the existing waste sites network help to reduce landfill and therefore help minimise ground and air pollution

---

**OBJECTIVE 11** Summary

**TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE**

---

**OBJECTIVE 12**Summary **Positive****TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY**

Maintaining a selection of waste facilities in Calderdale ensure makes a significant contribution to the waste hierarchy

---

**OBJECTIVE 13**Summary **NA****TO ENSURE EFFICIENT USE OF LAND****OBJECTIVE 14**Summary **Positive****TO REDUCE THE AMOUNT OF WASTE PRODUCED**

Positive impact against this SA Objective as the policy identifies those existing waste sites within Calderdale which all contribute to the waste hierarchy.

---

**OBJECTIVE 15**Summary **Positive****TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL**

Positive impact as the waste facilities provide a range of employment opportunities

---

**OBJECTIVE 16**Summary **Positive****TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT**

Positive impact as the existing waste facilities all contribute to the local economy in Calderdale.

---

**OBJECTIVE 17**Summary **NA****ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES****OVERALL SUMMARY**

The policy recorded six overall positive impacts; firstly there is a positive impact against SA2 as the network of waste facilities can help reduce the rates of fly tipping, whilst the existing waste sites network help to reduce landfill and therefore help minimise ground and air pollution and therefore supports SA10. In terms of SA12, waste facilities in Calderdale ensure make a significant contribution to the waste hierarchy, which also supported SA14.

There were also positive impacts recorded against SA15 and SA16 as a result of the employment opportunities and the contribution to the local economy that waste facilities make.

**MITIGATION**

None identified