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CABINET

Date: Monday, 11th July, 2022

Time: 6.00 pm hours

Venue: Room B, Town Hall, Halifax, HX1 1UJ

This meeting will be streamed live via the Council's Public-i website. Please click on the link to view the meeting: [Calderdale Public-i](#)

Members

Councillor	T Swift MBE	Leader
Councillor	Scullion	Deputy Leader, Cabinet Member Regeneration and Strategy
Councillors	Courtney	Cabinet Members with responsibility for Towns, Engagement and Public Health
	Dacre	Cabinet Member, Resources
	Fenton-Glynn	Cabinet Member, Adult Services and Wellbeing
	Lynn	Cabinet Member, Public Services and Communities
	Patient	Cabinet Member, Climate Change and Resilience
	Wilkinson	Cabinet Member, Children and Young People's Services

AGENDA

1. Apologies for absence

2. Members' Interests

To remind Members of the need to declare any disclosable pecuniary interests or other interests they might have in relation to the items included on this agenda.

3. Admission of the Public

It is not recommended that the public be excluded from the meeting for the consideration of the items of business on this agenda.

4. Minutes of the Meeting held on 6th June 2022 to be agreed as a correct record and signed by the Chair. (Pages 3 - 14)

5. Question Time

The Leader would like to invite members of the public and Councillors to ask a question of the Leader and/or other Cabinet Members. Due to the nature of the meeting, we request that all questions are submitted electronically to Democratic.Support@calderdale.gov.uk no later than 2pm on Monday, 11th July 2022. Each questioner will be allowed to ask no more than one question. The Leader or Cabinet Member concerned will provide an oral response to the question at the meeting, but if unable to do so will announce the arrangements

for a written response to be sent the questioner.

6. **Place Scrutiny Board - Recommendations on the Planning Service Improvement Plan** (Pages 15 - 32)
7. **Delivering our ambition to be a Real Living Wage and Ethical Care Commissioner in Calderdale (Director, Adult Services and Wellbeing** (Pages 33 - 44))
8. **Fire Safety Update and First Safety Action Plan 2022-27 (Director, Regeneration and Strategy** (Pages 45 - 64))
9. **Appropriation of Land at Wharf Street Sowerby Bridge (Director, Regeneration and Strategy** (Pages 65 - 72))
10. **Local Plan - Main Modifications Consultation (Director, Regeneration and Strategy** (Pages 73 - 1294))
11. **Annual Corporate Performance Report** (Head of Finance (Pages 1295 - 1310))
12. **Final Accounts 2021/22 – Revenue Outturn Position** (Head of Finance (Pages 1311 - 1324))

I R Hughes
Head of Legal and Democratic Services
Town Hall, HX1 1UJ
Friday, 1 July 2022

For further information on this agenda please contact Kirsty Smith on Kirsty.smith@calderdale.gov.uk or 01422 393013

The agenda papers for this meeting are available on the [Council's Website](#).

CABINET, Monday, 6th June, 2022

PRESENT: Councillor T Swift MBE (Chair)
Councillors: Scullion, Courtney, Lynn and Patient

1 APOLOGIES FOR ABSENCE

Apologies were received from the following Councillors Dacre, Fenton-Glynn and Wilkinson.

(The meeting closed at 19:26).

2 ADMISSION OF THE PUBLIC

RESOLVED that under Section 100A(4) of the Local Government Act 1972 the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in the stated paragraphs of Part 1 of Schedule 12A of the Act, namely:-

Item 11 - Public Health Restructure - Paragraph 4 – Labour Relations, Consultation or Negotiation.

Item 12 - Review of Corporate Asset and Facilities Management Service - Paragraph 4 – Labour Relations, Consultation or Negotiation.

3 MINUTES OF THE MEETING HELD ON 28TH MARCH 2022 TO BE AGREED AS A CORRECT RECORD AND SIGNED BY THE CHAIR.

RESOLVED that the Minutes of the meeting of the meeting held on 28th March 2022, be approved as a correct record and signed by the Chair.

4 QUESTION TIME

The Leader, Councillor T Swift MBE, invited members of the public and Councillors to ask questions of the Leader and of the other Cabinet Members. An oral response would, if possible, be provided at the meeting, but if this was not possible a written response would be provided to the questioner within 7 working days. The full details of questions asked, and answers provided would also be published on the Council's website.

(a) A question was asked by Mr E Greenwood.

Councillor Scullion, Deputy Leader and Cabinet Member with responsibility for Regeneration and Strategy responded and advised that a written response would be provided to the question.

5 PETITION - MAKE WEST VALE AN AIR QUALITY MANAGEMENT AREA (AQMA)

Councillor Patient, Cabinet Member with responsibility for Climate Change and Resilience presented a written report of the Director, Public Services which provided

information so that a considered decision could be made as to whether West Vale should be declared an Air Quality Management Area (AQMA).

A Petition titled "Make West Vale an Air Quality Management Area" was received and heard by the Place Scrutiny Board on the 3rd March 2022 where it was recommended that:

(a) the petitioners be thanked for attending the meeting and presenting the petition;

(b) the Assistant Director, Neighbourhoods, be requested to provide the following information to Members of the Board:

i. why the monitors were switched off for 3 months in 2018;

ii. why a national reduction factor was applied to data in 2018; and

iii. why the number of air quality monitors had been reduced from 5 to 2; and

c) it be recommended to Cabinet that West Vale be declared an Air Quality Management Area.

The report provided detailed information on the response to recommendations from the Place Scrutiny Board, and additional information around legal obligations placed on Councils with respect to Local Air Quality Management (LAQM), and the reasons why West Vale had not been declared an AQMA in the context of the Environment Act .

The report outlined background information, options considered, consultation, financial, legal, human resources, and organisational development, environmental, health and economic implications.

Councillor Bellenger attended the meeting and addressed Cabinet. He advised that he welcomed parts of the report and was pleased to see that West Vale would be considered for the use of Green Screens around schools. Councillor Bellenger noted that the report did not provide information on the test of Particulate Matter (PM) PM2.5 or PM10 and asked Cabinet to look to improve how air quality was monitored in West Vale, by testing for particulate matter and not only nitrogen dioxide. Councillor Bellenger referenced another area in the Borough where this testing was being undertaken and explained that residents could monitor air quality via their mobile phones.

Ms Ashton attended the meeting and addressed Cabinet. She advised that whilst some areas of the Borough had benefitted from air quality improvements, West Vale's nitrogen dioxide levels had remained constant and were close to exceeding the legal limit. She advised that one of the testing areas within West Vale was directly outside West Vale Primary School, a location with the most human exposure and some of the most vulnerable in society. She asked why the Council had not chosen to monitor the air quality that children were breathing in the community and stated that within the recommendations of report why was the Council denying access to reliable monitoring?

Ms Ashton advised that the report explained how the local reduction factor was calculated and the data used was collected at Huddersfield Road. She explained that

the topography at Huddersfield Road could not be compared to West Vale which sat at the valley bottom where air pollution could not escape.

She asked that the air quality in West Vale be accurately monitored so that residents could have access to the real facts of the quality of air that children and adults were breathing. She explained that air pollution had a detrimental effect on children and that the World Health Organisation (WHO) had reduced its recommendations on nitrogen dioxide limits per cubic metre.

Ms Ashton noted that the report identified air quality modelling had been undertaken for the Local Plan and that it was based on traffic modelling. She questioned the validity of the modelling as it predicted a reduction in car journeys following large scale developments in the area. She also asked for confirmation of which modelling was used within the report, why the Council did not use data collected at Sowerby Bridge rather than falling back to the national reduction factor and questioned what was the benefit to the people of Calderdale using a national average.

Ms Ashton explained the use of diffusion tubes was not accurate in measuring air quality and advised that the tubes at West Vale were placed at 2.5 metres above ground. A freedom of information request had identified that diffusion tubes placed above 1.5 metres underestimated the concentration of nitrogen dioxide that the public was exposed to, and that the public was likely to be breathing in exceedance of the legal limit. She explained that Members of the Place Scrutiny Board understood the risk to young people and asked Cabinet for the same integrity.

Councillor Patient responded and thanked Councillor Bellenger and Ms Ashton for attending. He advised that the Local Plan, which had yet to be passed, was outside his area of expertise though he did note that any planning application would be subject to all supplementary planning documents. He advised that the 2020 measurements were taken within the pandemic and that more recent figures would become available. He explained that the WHO were constantly reviewing statistics and figures and confirmed that he would look into some of the comments made around where monitoring equipment was placed.

In response to Ms Ashton's comments on West Vale Primary School, Councillor Patient advised that the Council cared deeply about children and young people and advised that monitoring was undertaken at many schools across the Borough and noted the work around School Streets Projects. Councillor Patient advised that AQMA's were not a panacea for air pollution monitoring and confirmed that reliable source monitoring did occur in areas of the Borough without an AQMA.

In terms of the reduction of car journeys, Councillor Patient advised that more people working from home would have been a factor in the number of journeys taken.

During discussions Members thanked Councillor Bellenger and Ms Ashton for attending and advised that Cabinet was extremely concerned for the welfare of children and young people, including air quality in and around the Borough's Schools. Members did not agree with the comments made in terms of the description of Cabinet as being toxic and advised that Cabinet worked within the parameters set by Central Government governing the declaration of AQMA's. Members explained people have changed how they work with many people now sharing time at work and

home. Members advised that the Council encouraged active travel and for residents to use their cars to tackle air pollution.

Councillor Scullion, Cabinet Member with responsibility for Regeneration and Strategy confirmed that she would provide a written answer to Ms Ashton in relation to the traffic modelling and Local Plan comments.

Members were in support of the recommendations.

Councillor Leigh MBE attended the meeting and addressed Cabinet. He explained that he had attended many Local Plan Hearings and felt that many of the concerns raised at the hearings had not been answered and that was why questions were still being raised. He explained that he did not agree with the recommendations within the report and supported the implementation of an AQMA.

RESOLVED:

a) to not declare an Air Quality Management Area in West Vale as annual mean NO₂ concentrations have remained below the air quality standard of 40 µg/m³ over the past five-year period;

b) that the Council continues to develop appropriate interventions, including those set out in this report; and

c) that air quality conditions in West Vale to continue to be monitored, including PM 2.5 and PM 10, and the Council's Air Quality Strategic Group be requested to keep all monitoring arrangements in the Borough under review.

6 ESTABLISHING A CALDERDALE CLIMATE CHANGE PARTNERSHIP

Councillor Patient, Cabinet Member with responsibility for Climate Change and Resilience presented a written report which sought the establishment of a Calderdale Climate Change Partnership.

Calderdale Council declared a Climate Emergency on 30 January 2019. Cabinet subsequently established a Cabinet Climate Change Working Party to provide leadership of action to achieve the net zero goal. The Working Party officially met for the first time on 10 July 2019.

Following the publication of an Emissions Reduction Pathway (ERP) setting out the scale of the carbon reduction challenge, the Climate Change Working Party decided to begin a process of developing and consulting on a Climate Action Plan, and as part of this process, to undertake a review of the Working Party. The aim was to review the role, membership, operation of Cabinet Climate Change Working Party (CCCWP) to enable it to provide leadership to the delivery of strategic action and policy to achieve Calderdale's carbon reduction target.

This report summarised the outcome of the review and sets out the recommendations made by the Working Party to develop a Climate Change Partnership and multi-agency task groups to ensure the delivery of Calderdale's developing Climate Action Plan

The report outlined background information, options considered, consultation, financial, legal, human resources, and organisational development, environmental, health and economic implications.

Councillor Leigh MBE attended the meeting and addressed Cabinet. He advised he was in support of the report, though did share his concerns around the voting rights of the partnership and the political balance of the partnership.

During discussions Members were supportive of the report and noted the importance of engagement and participation of partnership organisations together with the voluntary sector.

RESOLVED that:

- (a) the recommendations of the Review of the Cabinet Climate Change Working Party be approved, specifically:
- the status of the group changes from a Cabinet Working Party to a multi-agency Calderdale Climate Change Partnership;
 - the overall role of the multi-agency Calderdale Climate Change Partnership be to provide oversight of the development and delivery of Calderdale's place based multi-agency Climate Action Plan. A draft term of reference for the Partnership was set out in Appendix 1 of the report;
 - the Calderdale Climate Change Partnership be requested to formally report on progress with the delivery of Calderdale Climate Action Plan to Cabinet through an annual report;
 - That members of the Calderdale Climate Change Partnership have full membership status and voting rights. Options for the balance of voting members which had been considered were set out in section 5 of the report;
 - Cabinet and political groups, appoint Elected Members to the Climate Change Partnership each municipal year to reflect the political balance of the Council, with 4 Councillors from the leading group and 3 Councillors from opposition groups;
 - The membership of the Calderdale Climate Change Partnership be reflective of Calderdale's climate action stakeholders including communities and businesses (proposed membership shown in the Terms of Reference in Appendix 1 of the report);
 - a programme of formal meetings open to the public to take place every three months be scheduled at the beginning of each municipal year. In between the formal meetings, informal meetings of the group (which may not be in public take place, with the dates set out in advance. These would include face-to-face and hybrid meetings in locations across the borough; and

- Thematic Task Groups be established, reporting to the Calderdale Climate Change Partnership to lead and co-ordinate the delivery of elements of the Climate Action Plan.

7 HIGHWAYS CAPITAL PROGRAMME 2022 / 23

Councillor Scullion, Deputy Leader and Cabinet Member with responsibility for Regeneration and Strategy presented a written report of the Director, Regeneration and Strategy that provided information on the 2022/23 Capital Programmes for Highway Maintenance and Integrated Transport. The report identified that whilst addressing the basics of highway maintenance and road safety within the constraints of the available funding, the programme took forward the Council's agenda of responding to climate change and public health issues by supporting active travel and carbon reduction wherever possible. Better connectivity was also an important tool in the Council's ambition to reduce inequalities and build strong sustainable towns.

Improved and well-maintained highways were an essential element of the progress towards the delivery of Vision 2024, strengthening resilience and providing a platform for talents and enterprise to flourish.

Calderdale (in common with the other West Yorkshire Authorities) had received highway funding through a variety of Department for Transport funding sources. However, due to the fact that Calderdale was now part of a Mayoral Combined Authority (MCA), the majority of funding was now rolled over into a single fund – City Region Sustainable Transport Settlement (CRSTS) programme.

CRSTS was a five year allocation which was intended to ensure that MCA's could manage their highway programmes effectively and plan for the future with some certainty. A breakdown of Calderdale funding for the initial year was detailed at 4.2 of the report.

The report outlined background information, options considered, consultation, financial, legal, human resources, and organisational development, environmental, health and economic implications.

Councillor Scullion advised that she had received a question from Councillor Barnes in relation to installation of new smart traffic lights and confirmed that she would provide a written answer, he asked:

'would the junctions be yellow boxed and would they have cameras installed to enforce illegal driving including sitting in the yellow box and if not, why not? What was the cost of including them and will the new systems be future proofed at the outset, than retro-fitted at a later date?'

Councillor Leigh MBE attended the meeting and addressed Cabinet. He advised that at a recent Audit Committee there had been some critical comments of the Highways Department. He explained that during discussions within the Conservative Group it was raised that they did not know the criteria for the choice of major projects year on year. It was requested that a report of projects be circulated to all Members. In response, Councillor Scullion advised that she had spoken with the Highways Department on many occasions and suggested that an All Members Briefing would

be beneficial to advise Members to demonstrate what stages, and technical processes were required to prioritise projects in terms of the capital programme.

RESOLVED that:

- (a) that the City Region Sustainable Transport Settlement (CRSTS) Programme for the financial year 2022/23, as set out in the body and appendices to the report, be approved; and
- (b) the Assistant Director, Strategic infrastructure, in consultation with the Cabinet Member with responsibility for the Regeneration and Strategy be authorised to agree any minor changes in the programmes which may become necessary.

8 APPOINTMENT OF MEMBERS TO SERVE ON JOINT COMMITTEES

The Leader, Councillor T Swift MBE, presented a written report of the Head of Legal and Democratic Services seeking consideration to the appointment of Members to serve on the Yorkshire Purchasing Organisation Management Committee and the West and North Yorkshire Business Rates Pool Joint Committee which were Joint Committees exercising executive functions under Section 101(j) of the Local Government Act 1972 and to consider the appointment of Members to serve on the Calderdale Admissions Forum, falling under paragraph 3.2.1(iv) of the Calderdale Admissions Forum's Constitution "nomination by Calderdale's Cabinet".

RESOLVED that

- (a) in relation to the Yorkshire Purchasing Organisation (YPO):
 - I. Councillor Barnes be appointed to serve on the YPO Management Committee, and that Councillor Monteith be appointed as substitute.
 - II. Councillor Barnes be appointed as Director, on YPO Procurement Holdings Ltd; and
 - III. Approval be given to waive the political balance rules which apply to the YPO Joint Committee in accordance with Section 17 of the Local Government and Housing act 1989;
- (b) in relation to the Leeds City Region Business Rates Pool Joint Committee, the Leader of the Council be appointed to serve as the Council's Member;
- (c) delegated authority be given to the Head of Legal and Democratic Services to action any changes, and or to fill any vacancies to the Membership of the Yorkshire Purchasing Organisation Management Committee; and
- (d) Councillors Blagbrough, Evans, M Swift and Tremayne, M Swift be appointed to the Calderdale Schools Admissions Forum.

9 ESTABLISHMENT OF WORKING PARTIES AND OTHER BODIES

The Leader, Councillor T Swift MBE, presented a written report of the Head of Legal and Democratic Services, seeking consideration to the establishment of and

appointment of Members to serve on working parties and other bodies for the 2022/23 Municipal Year.

RESOLVED that:

(a) Members be appointed to serve on the working parties indicated for the 2022/23 Municipal Year as follows and its meetings be open to the public under the Access to Information Procedure Rules at Part 4 of the Council's Constitution. (paragraph 4.1 and 4.2) of the report:

Cabinet Climate Change Working Party	Councillor Patient (Chair) (Cabinet Member for Climate Change and Resilience) 3 x Labour vacancies 2 x Conservative vacancies Councillor Baker
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Cabinet Local Plan Working Party	Labour Vacancy x 4 Conservative Vacancy x2 Councillor Bellenger
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Cabinet Markets Working Party	Councillor A Smith (NAMBA Member) Labour Vacancy x 3 Conservative Vacancy x 2 Councillor Parsons-Hulse
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(Nominations to include a National Association of British Markets Authorities Member)

CAFM Asset Management Board	Councillor Scullion (Cabinet Member for Regeneration and Strategy) Labour Vacancy x 2 Conservative Vacancy x2 Councillor Bellenger
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Calderdale Flood Recovery and Resilience Programme Board	Councillor T Swift MBE (Leader) (Chair) Councillor Scullion (Cabinet Member for Regeneration and Resources) Councillor Patient (Cabinet Member for Climate Change and Resilience) Labour Vacancy x 1 Conservative Vacancy x 2 Councillor Holdsworth
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(b) Members be appointed to serve on the other bodies indicated for the 2021/22 Municipal year as follows:

Fostering Panel (2 Panels)	Labour Tremayne (Member) Labour Vacancy (Substitute) Vacancy (Member) Vacancy (Substitute)
The Adoption Panel (As agreed by One Adoption West Yorkshire)	Yet to be advised by One Adoption West Yorkshire if Calderdale is eligible for appointments.
Regulation 44 and Recommendation 41 Visits	Members may be approved by the Head of Legal and Democratic Services, in consultation with the Leader, and subject to confirmation that they have completed the relevant checks and necessary training.
Corporate Parenting Panel	Councillor Wilkinson (Cabinet Member for Children and Young People Services) Councillor Evans (Chair of CYPS Scrutiny Board) Conservative Vacancy Councillor Parsons-Hulse (all remaining Members of the Council to be appointed as substitutes)
Calderdale Cares	2 x Vacancies (for each Locality): North South Upper Valley Lower Valley Central
Community Services Small Grants Panel	Labour vacancy x 3 Conservative Vacancy Councillor Evans
Museums Collections Advisory Group	Labour vacancy x 3 Conservative Vacancy Councillor Holdsworth
Calderdale Tourism Board	Councillor T Swift MBE, Leader Councillor Scullion (as Cabinet Member for Regeneration and

				Strategy) Labour Vacancy x2 Conservative Vacancy x 2 Councillor Prashad
Town Development Board – Brighouse			–	To be appointed to as follows: Councillor T Swift MBE, Leader Councillor Scullion (as Cabinet Member for Regeneration and Strategy) Councillor Blagbrough Councillor Benton Councillor Monteith 1 x Rastrick Ward Councillor 1 x Hipperholme and Lightcliffe Ward Councillor
Town Development Board – Elland				Councillor T Swift MBE, Leader Councillor Scullion (as Cabinet Member for Regeneration and Strategy) Councillor Porritt Councillor Gallagher Councillor Ford
Town Development Board – Halifax				Councillor T Swift MBE, Leader Councillor Scullion (Cabinet Member for Regeneration and Strategy) Councillor MK Swift Councillor Thompson Labour Vacancy x4 Conservative Vacancy x 2 Councillor Baker
Town Development Board – Hebden Bridge and Mytholmroyd				Councillor T Swift MBE, Leader Councillor Scullion (as Cabinet Member for Regeneration and Strategy) 2 x Calder Ward Councillors 2 x Luddendenfoot Ward Councillors
Town Development Board – Sowerby Bridge				Councillor T Swift MBE, Leader Councillor Scullion (as Cabinet Member for Regeneration and Strategy) Councillor Wilkinson Councillor Foster Councillor A Smith
Town Development Board –			-	Councillor Lynn (as Cabinet

Todmorden

Member for Public Services and Communities),
Councillor Scullion (as Cabinet Member for Regeneration and Strategy)
2 x Todmorden Ward Councillors
1 x Calder Ward Councillors

(c) authority be delegated to the Head of Legal and Democratic Services to action any changes and to fill any vacancies to the Membership of the Cabinet Working Parties and Other Bodies outlined in part (a) and (b) of this resolution.

10 PUBLIC HEALTH RESTRUCTURE

Councillor Courtney, Cabinet Member with responsibility for Towns, Engagement and Public Health presented a written report of the Director, Public Health which set out a series of key drivers that informed proposed revisions to the structure of the Public Health Team, as the basis for consultation with staff and recognised trade unions.

The Public Health function transferred to Calderdale Council from the NHS Primary Care Trust in April 2013 and had become an integral part of the organisation; taking on additional functions and investing public health resources in Council services to embed action to improve health and wellbeing across the organisation. The Public Health team needed to play a central role in leading, facilitating and supporting the delivery of Calderdale's Wellbeing Strategy which sets out the priority outcomes to be achieved for residents to have the health that they need to live the larger life, we aspire to in Vision 2024.

Calderdale Council had a very small core public health team and responding to the Covid-19 pandemic had taken up most of the capacity of the team since March 2020. During the pandemic team members have embraced working flexibly, beyond their existing job roles, learning new skills and developing new relationships. However, the pandemic had also highlighted limitations in the resilience of the team to respond to sustained public health emergencies. To do this, a structure was needed with the flexibility to adapt and be resilient to future challenges, and the capacity to support the achievement of priority health and wellbeing outcomes for Calderdale residents.

Approval was sought to commence statutory consultation with staff, which was outside officers' delegation. The proposed structure would increase the number of posts in the public health team so it was not anticipated that there would be any redundancies. However, the proposed public health team structure would change the way that the public health team was organised, change the establishment of the public health team, and change the job descriptions of staff who were in scope, and as such the new structure required a Cabinet Decision in order for the restructure process to commence.

The report outlined background information, options considered, consultation, financial, legal, human resources, and organisational development, environmental, health and economic implications.

RESOLVED that:

(a) the requirement to undertake formal consultation with employees in scope and the recognised Trade Unions on the proposed public health restructure be approved; and

(b) delegated authority be given to the Director, Public Health, in consultation with the Cabinet Member with responsibility for Towns, Engagement and Public Health, to implement the proposed structure at Appendix 3 of the report, subject to the outcome of the consultation process.

11 REVIEW OF CORPORATE ASSET AND FACILITIES MANAGEMENT SERVICE

Councillor Scullion, Deputy Leader and Cabinet Member with responsibility for Regeneration and Strategy presented a written report of the Director, Regeneration and Strategy which set out a series of key drivers that informed proposed revisions to the structure of the Corporate Asset and Facilities Management (CAFM) Service, as the basis for consultation with staff and recognised trade unions.

The aim of this review, which involved two parallel realignments and consultation processes, was to respond in advance of a significant number of potential retirements, to build resilience and strengthen key areas of activity, to develop a succession plan with clear opportunities for existing and new staff, securing future delivery arrangements cost-effectively.

Approval was sought to commence statutory consultation with staff, which was outside officers' delegation.

The report outlined background information, options considered, consultation, financial, legal, human resources, and organisational development, environmental, health and economic implications.

RESOLVED that:

(a) the commencement of the minimum 45-day consultation period with those placed at risk of redundancy and with the recognised trade unions, on the structures proposed in Appendix B and Appendix D be approved; and

(b) delegate authority be given to the Director, Regeneration and Strategy, in consultation with the Cabinet Member with responsibility for Resources, to implement the proposed structures at Appendix B and Appendix D, subject to the outcome of the consultation processes.

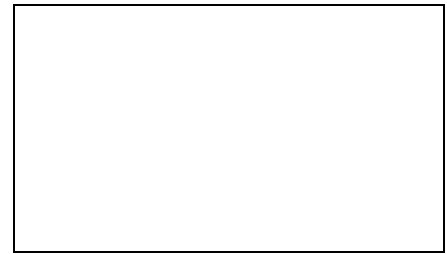
Calderdale MBC

Wards Affected
All

Cabinet

11 July 2022

Place Scrutiny Board – Recommendations on the Planning Service Improvement Plan



Report of Senior Scrutiny Officer, on behalf of Place Scrutiny Board

1. Purpose of Report

- 1.1 Place Scrutiny Board considered a report including the draft Planning Service Improvement Plan at a meeting on 16 June 2022. The report considered by Place Scrutiny Board, which includes the Planning Service Improvement Plan is attached as Appendix 1.
- 1.2 The Scrutiny Board received a detailed presentation of the report and asked a number of questions.
- 1.3 The Scrutiny Board decided to prepare a report to Cabinet setting out the issues raised and making recommendations to Cabinet.
- 1.4 The Scrutiny Board asked the Senior Scrutiny Officer to prepare a draft report and empowered the chair and deputy chair of the Scrutiny Board to sign off the report, given the short timescales.

2. Need for a decision

- 2.1 Place Scrutiny Board considers that the Planning Service Improvement Plan is a key part of the process for bringing about the improvements in the Planning Service identified in the peer review considered by Place Scrutiny Board in January 2022. Place Scrutiny Board welcomes the decision of Cabinet to consider the Planning Service Improvement Plan in line with the recommendation of the Board in January 2022 and recommends that Cabinet adopts the Planning Service Improvement Plan.
- 2.2 Place Scrutiny Board believes that there is a major risk to the implementation of the improvements in Planning services required following the peer review if there is not a strong and consistent focus on bringing sustainable improvements to the Planning Service at pace. The Scrutiny Board asks Cabinet to give the focus and support required to implement these improvements successfully. Place Scrutiny Board will contribute by scrutinising progress quarterly.
- 2.3 Place Scrutiny Board has made a number of recommendations that the Board considers will both add to the Improvement Plan and facilitate its implementation.

3. Recommendation

- 3.1 Cabinet and senior management need to clearly set out the scale of their ambition to improve the service and that that ambition should be quantifiable and should seek to implement improvements to the Planning service at pace.
- 3.2 Place Scrutiny Board welcomes the production of the Planning Service Improvement Plan and recommends that Cabinet should adopt the plan.
- 3.3 The Director of Regeneration and Strategy is asked to prepare a document tracking implementation of the actions set out in the Planning Service Improvement Plan. This needs to record when an action has been completed, but also any outcomes that arise from completing those actions.
- 3.4 Place Scrutiny Board supports the initiative of Regeneration and Strategy Directorate to prepare a performance management “dashboard” with the support of the Business Change and Performance Management team. This should help bring a clear focus to a complex and wide-ranging programme of activity. The Board would like to consider the dashboard when it meets on 20 October 2022.
- 3.5 Place Scrutiny Board welcomes the review of communication with customers of the service included in the Customer Service section of the Improvement Plan. This should include introducing or enhancing customer satisfaction measures. The Board would like to consider customer satisfaction when it meets on 5 January 2023.
- 3.6 Place Scrutiny Board recognises the challenges that the Council faces in the recruitment and retention of skilled and qualified staff and in reducing the use of agency staff. The Board recognises that recruitment and retention is a challenge in a number of Council departments, as is the use of agency staff. The Board asks Strategy and Performance Scrutiny Board to consider undertaking a Council-wide review of actions that can be taken to better promote Calderdale as a great place to work. The Board would like to receive an update on recruitment and retention issues when it meets on 20 October 2022.
- 3.7 Place Scrutiny Board supports the review of the approach to enforcement set out in the Improvement Plan. The Board would like to review Planning enforcement when it meets on 5 January 2023.

4. Background and/or details

- 4.1 The Planning Service commissioned a peer review from the Planning Officers Society (POS). The peer review was undertaken in 2021 and reported to Place Scrutiny Board in January 2022.
- 4.2 Place Scrutiny Board made the following recommendations when it discussed the peer review on 20 January 2022:
- (a) the Board welcomes the decision of the Corporate Lead -Planning to commission a peer review;
 - (b) the Board acknowledges the efforts and professionalism of staff in the Planning department and thanks them for their efforts;
 - (c) the Board finds the report of the peer review very helpful and recommends that the Planning Service accept all the recommendations of the report and takes immediate steps to implement all the recommendations of the report;
 - (d) the peer review recommends that reports should be submitted to the Place Scrutiny Board on a quarterly basis. The Board welcomes the recommendation and will schedule items into the work programme for March 2022, July 2022, October 2022, and January 2023. The Scrutiny Board will decide in January 2023 whether quarterly reporting needs to continue. In March 2022 [this discussion did not in fact take place]the Scrutiny Board will consider progress on those items identified by the peer review team as requiring immediate action. In July 2022 the Scrutiny Board will consider the Improvement Plan in response to all the recommendations that will have been prepared and adopted by Cabinet;
 - (e) in addition the Cabinet Member with responsibility for Regeneration and Strategy and the Director, Regeneration and Strategy are asked to meet informally with the Chair and Deputy Chair of the Scrutiny Board every two months so that the Chair and Deputy Chair can be given timely information about progress of the implementation plan. This will help them decide the content of regular updates to the Board at its formal meetings. It may be helpful for the Chair of Planning Committee to be invited to join these discussions;
 - (f) the Board agrees with the proposal that an Improvement Plan should be prepared by June 2022. Given its importance, the Scrutiny Board recommends that the Improvement Plan should be adopted by Cabinet in June 2022;
 - (g) the Board believes that the public have a right to read the peer review report and so requests that it be published on the Council's website immediately; (h) the Board recommends that the Governance and Business Committee review the terms of reference of Planning Committee with a view to explicitly including consideration of regular monitoring reports on performance, enforcement and appeal decisions and on the performance and operation of the Council's Planning service; and
 - (i) the Board will also monitor the use of additional budget if that increase is approved by Council.

- 4.3 The Scrutiny Board is pleased that an improvement plan has been prepared by the Planning Service within the timescales recommended by the Scrutiny Board and welcomed the offer from the Planning Service to bring the draft Improvement Plan to the Scrutiny Board on its way to Cabinet so that the Scrutiny Board could make recommendations to Cabinet if it wished to do so. The Scrutiny Board has the following comments to make on the Improvement Plan.
- 4.4 The Improvement Plan appears comprehensive and is cross referenced to the recommendations of the peer review, which the Board welcomes.
- 4.5 The Improvement Plan is set in the context of Cabinet priorities and sets out a number of behaviours, such as *understanding and responding to the needs of all customers – reducing uncertainty for customers and maintaining the reputation of the Council*. The Scrutiny Board supports this approach. Board Members asked about the ambition of the service, in the context of the previously stated ambition of the Council to become “the best Borough in the North”. Members understand that to be “top of the league” may require further additional resources to be allocated to the Planning Service and that the Council need to decide “what type of planning service it wants”. The Board considers that Cabinet and senior management need to set out clearly the scale of their ambition to improve the service and that that ambition should be quantifiable. This is the basis for the first recommendation of the Scrutiny Board.
- 4.6 Place Scrutiny Board welcomes the production of the Planning Service Improvement Plan, and the second recommendation of the Scrutiny Board is that Cabinet should adopt the Planning Service Improvement Plan.
- 4.7 The Improvement Plan sets out a large number of actions with a timescale stretching into next year. This is appropriate given the scale of the challenge. The Board is pleased that the service intends to prepare a tracking document to record progress against those actions. This needs to record when an action has been completed, but also any outcomes from completing those tasks. For example, the first action, “benchmark salaries” is marked as having been completed in February 2022. But the results of that benchmarking and actions flowing from the benchmark are not clear. The tracker needs to be far more than a yes/no record. This forms the basis of the third recommendation.
- 4.8 The Board was pleased to learn that the service is working with the Business Change and Performance Management team to design a dashboard, which will facilitate improving performance management in the service and the Board spent some time at the meeting discussing the necessity for robust key performance indicators. Members indicated that they would wish to see indicators of performance on; percentage of applications completed within 8 / week timescales; the use of agency staff; completion of 106 agreements; staff morale; and Planning Officer caseloads.
- 4.9 This should help bring a clear focus to a complex and wide-ranging range of activities. The Board would like to consider the dashboard when it meets on 20 October 2022. This is the fourth recommendation.

- 4.10 The importance of communication with the public was stressed by Members of the Board. The Board welcomes the review of communication with customers of the service included in the Customer Service section of the Improvement Plan and elsewhere. We hope that this will include introducing or enhancing customer satisfaction measures, which are not explicitly included in this section. The Board would like to consider customer satisfaction when it meets on 5 January 2023. This is the fifth recommendation.
- 4.11 The Board recognises the challenges that the Council faces in the recruitment and retention of skilled and qualified staff. The Board recognises that employing agency staff is often an expensive option and that agency staff may sometimes have less commitment to the area and the Council. The Board is pleased that the posts of Development Manager and Planning Strategy Manager have been filled. The Board would like to receive an update on recruitment and retention issues when it meets on 20 October 2022. The Board recognises that recruitment and retention is a challenge in a number of Council departments, as is the use of agency staff. The Board asks Strategy and Performance Scrutiny Board to consider undertaking a Council-wide review of actions that can be taken to better promote Calderdale as a great place to work. This is the sixth recommendation.
- 4.12 The Board is pleased to see that reviewing the approach to enforcement features in the Improvement Plan in several places. The Board would like to review Planning enforcement when it meets on 5 January 2023. This is the seventh recommendation.
- 4.13 The Board is pleased to see the Improvement Plan trail exploring the potential use of artificial intelligence (Agile) software to support validation processes. The Board hopes that this will sit alongside a wider review of processes so that efficiency is improved and hence freeing Planning Officer time from administration and contributing to speeding up the application process.
- 4.14 Councillor Porritt, chair of Planning Committee, joined the discussion and talked to the Board about her desire to see all Members more involved in Planning issues and, in particular, at an earlier stage, in larger developments. The Board completely supports this ambition and will ask Cllr Porritt to discuss progress with us later in the year.

5. Options considered

- 5.1 This report summarises the views of the Place Scrutiny Board so does not include options for Cabinet to take a decision. The recommendations arose from the discussion between the Scrutiny Board and the Corporate Lead - Planning at a meeting on 16 June 2022.

6. Financial implications

- 6.1 There are no direct financial implications arising from the recommendations in this report. However, Planning is an income generating service and Scrutiny Board considers that improvement to the delivery of Planning services will enhance income generating opportunities. Effective Planning is also important to overall economic health of Calderdale.

7. Legal Implications

7.1 There are no direct legal implications arising from this report; however, Planning operates within a complex legal framework, and as such it is important to ensure that appropriately skilled and knowledgeable staff are recruited and retained.

8. Human Resources and Organisation Development Implications

8.1 The report asks for further scrutiny work to be undertaken on the recruitment and retention of staff and on reducing the use of agency staff.

9. Consultation

9.1 No consultation has taken place. The recommendations in this report arose from a discussion at Place Scrutiny Board on 16 June 2022 held in public.

10. Environment, Health and Economic Implications

10.1 There are no direct environment, health and economic implications. The peer review identifies improvements in the Planning service that should be made and Place Scrutiny Board has a role to play in monitoring progress on implementing those improvements. An effective Planning service has a key role to play in place-making, which should bring environmental, health and economic benefits to Calderdale.

11. Equality and Diversity

11.1 No direct equality or diversity implications. However, effective Planning contributes to the Council's objective to reduce inequality.

12. Summary and Recommendations

12.1 Place Scrutiny Board welcomes the production of the Planning Service Improvement Plan and the opportunity to comment on it before it is considered by Cabinet in July 2022.

12.2 It will require a strong and consistent focus by Cabinet and management in the Regeneration and Strategy Directorate to bring about the improvements in the service that the Planning Officers Society peer review identified and the Improvement Plan addresses.

12.3 The Planning Officers Society peer review recommended that Place Scrutiny Board should consider the Planning service on a quarterly basis. The recommendations in this report start to build a programme of items for Place Scrutiny Board to consider.

For further information on this report, contact:

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The documents used in the preparation of this report are:

1. Report to Place Scrutiny Board including the draft Planning Service Improvement Plan, 16 June 2022
2. Planning Advisory Service peer review, published January 2022

The documents are available for inspection at:

Town Hall, Halifax, Crossley Street, HX1 1UJ

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Planning Service Improvement Plan

The **Service objectives** will flow from the Councils priorities: *Strong and resilient towns; Reducing inequalities; and Climate emergency*

For the Planning Service this means:

- Proactively positioning the Service at the centre of the organisation – acting as a positive and confident facilitator
- Attaching the highest priority to schemes that support the Council’s priorities – seeking solutions to issues; and supporting colleagues across the Council and partners
- Understanding and responding to the needs of all customers – reducing uncertainty for customers and maintaining the reputation of the Council
- Developing ourselves as a Service – establishing new ways of working; raising our performance and improving our skills
- Operating in a way that is financially prudent but responds to opportunities generate revenue that can be reinvested in improved outcomes
- Being led by performance and outcomes
- Preparing ourselves for the future – succession and career planning

The above objectives will be achieved by through our leadership in the areas of **staffing & development; performance management; customer service; and governance**

Leadership area	Key priority/links to peer review	Actions	Progress/targets	Resources/partners/dependencies	Risks/challenges/mitigations
1. Staffing & development	1.1 Review the factors which have contributed to recruitment difficulties for key posts (POS para 9.5, 9.18, 9.20-9.22)	1.1.1 Benchmark salaries	Completed February 2022	Working with the Recruitment team	Budget is finite; however, salary scale is not the only way to attract and retain high calibre staff – need to sell the attractiveness of working for Calderdale by promoting the quality and character of the area and the opportunities to gain wide experience and work on interesting/challenging projects
		1.1.2 Review role profiles and grades	It was originally intended to complete this by the end of April 2022; however, in practice it is being rolled out as posts are filled		
	1.2 Ensure that the number and type of staff are appropriate to the workload (POS paras 9.14-9.18, 10.4)	1.2.1 Apply PAS 150 application pa benchmark to application casework to identify the required establishment (it must be recognised though that this is just an average – individual caseloads will vary depending on role and experience)	These tasks were undertaken to support the bid for investment through the 2022/23 budget process	Working with the Recruitment team and existing managers within the Service to identify the staffing requirements (quantitative and qualitative); It is important to recognise that better management of casework is equally as important as resourcing	There is uncertainty about the number of applications that will be received in future, especially post adoption of the Local Plan; however more applications would generate higher income, so there is scope to respond through further growth
		1.2.2 Review resources required for effective enforcement – considering alternatives to the standard recruits to enforcement roles	1.2.2 is linked to the update of the Enforcement Protocol see 4.2.2 below		
		1.2.3 Review Policy team resources need post Local Plan adoption – linked to update of Local Development Scheme (LDS)			
		1.2.4 Complete recruitment to officer level posts including any backfilling	By late Sept 2022		
1.2.5 Complete recruitment to trainee/assistant level posts;			There is currently a severe national shortage of planners - we will therefore need to grow our own; minerals & waste is a particular vulnerability because knowledge and experience is concentrated with one an individual (in the future it is likely that there will be an increase propensity for councils to share minerals and waste resources); enforcement is also a particularly challenging recruitment area		

1.3 Ensure that leaders are in place to provide mentoring, supervision, and decision-making capacity (POS para 9.5, 9.34, 10.4, 12.1-12.3)	1.3.1 Recruit permanent managers to lead the Development Management and Policy teams	Completed February 2022 – Development Manager and Planning Strategy Manager are now in post	Working with the Recruitment team – a top-down approach with backfilling creates opportunities for upward progression at all levels	New managers will need to get up to speed so induction and handovers are important; A particular challenge is the recruitment of experienced ‘senior’ level case officers – there is currently reliance on agency staff with varying levels of success
	1.3.2 Recruit to Team Leader/Principal/senior tiers	Team Leaders (DM) and Principal (PS) are in post; Senior DM officers is presenting challenges		
1.4 Raise the skill level and confidence of all staff so that they can handle a more challenging workload now and, in the future; and have a better understanding of expectations (POS paras 9.44, 13.9)	1.4.1 Consistent Shared Conversions and one to ones	Ongoing from March 2022	Working with the OD team and existing managers within the Service Also need to ensure that Building Control team are brought into the discussion and given the same opportunities to develop their careers as the planners	Staff engagement and buy-in will be essential – careful planning and communication are required Managers need to ensure that time is made available, and these activities are prioritised and resourced Need to rebuild the links between the Planning and Building Control arms of the Service – i.e., communication at the case officer level – consider some shadowing activities for trainees/graduates in DM and BC
	1.4.2 Ensure a shared understanding of our priorities and objectives through workshops Service (and also Business Support staff who support the Planning Service)	Session away from the office during summer 2022		
	1.4.3 Audit skills (‘Workforce Analysis’) and identify a programme of individual learning for each staff member, setting objectives and making time available	By May 2022 – staff are currently completing the Workforce Analysis questionnaire – particular skills gaps are considered to exist in the areas of casework/performance management; and handling more complex applications		
	1.4.4 Offer all staff access to mentoring through the Council’s current scheme			
	1.4.5 Create opportunities for transfer between Policy and DM teams to widen experience and understanding			
1.5 Review arrangements for office and homeworking (POS para 9.4, 9.36-9.40, 9.46)	1.5.1 Put in place the required protocols, conditions, equipment, and support – key first step is procuring tablets for mobile working	April 2022 onwards – since April teams have been meeting physically one or two times a week for collaboration sessions, this is contributing to the reduction of the Development Management application backlog	Linked to implementation of workflow and mobile working software	Need to ensure that staff buy-in to the arrangements; This discussion will also need to consider the relationship to and needs of the Business Support team; A key issue is restoring the sense of ‘team’ for DM in particular
1.6 Resolve the future model for delivery of Business Support (POS paras 9.16-9.13, 11.10)	1.6.1 Determine whether BS should sit within Planning, remain central, or whether a hybrid is appropriate; also need to establish future requirement for outsourcing (i.e., the TerraQuest model), and explore the potential use of artificial intelligence (Agile) software to support validation	September 2022 – discussions with the Head of Finance started early-May	Working closely with managers and staff from Business Support team	Whilst POS strongly advocate return of team to Planning, the pros and cons require further discussion; issues around capacity and loss of key skills; decisions need to be taken about the continued use of TerraQuest to support application validation

2. Performance management	2.1 A corporate system for reporting on Planning application related performance based on an agreed set of objectives (POS paras 8.26, 8.29, 8.30, 11.10, 13.11-13.12)	2.1.1 Quarterly reporting of statutory and non-statutory performance indicators to TOG and Planning Committee In addition to statutory speed and quality indicators, also need to identify other measures of importance	From 1 st quarter for 2022/23 onwards – work has commenced building the performance management dashboard	Working with Business Change and Performance Management team; Working with Business Support team; there is also a staff development dimension to this priority, particularly in relation to the degree of cultural change that is required	Inappropriate data, or data without contextual explanation would undermine the process – careful scoping is therefore required This priority cannot be addressed without cultural change at all levels It is clear that further training is required to enhance the efficiency and effectiveness of casework management; written procedures are required to underpin this.
		2.1.2 Implement performance management processes for the receipt and validation stage of the Development Management process			
		2.1.3 Establishing a performance management culture at all levels of the Service			
	2.2 Making performance information available to customers (POS paras 9.23-9.32)	2.2.1 Publishing information on a redesigned Planning website page	September 2022	Working with Business Change and Performance Management and Web teams	Potential criticism of weak performance outweighed by need for greater transparency
	2.3 Reporting on enforcement, performance activity and outcomes (POS para 12.1, 13.11-13.12)	2.3.1 Set criteria (see reference below to update of Enforcement Policy); reporting to Planning Committee – ensuring visibility and ownership of performance	June 2022 – key officer lead is now in post	Working with Business Change and Performance Management; Member input required to identify measures; linked to fuller utilisation of IDOX system	Inappropriate data, or data without contextual explanation would undermine the process - careful scoping is therefore required; significant benefits in terms of reducing time on FOI requests
	2.4 Reporting on Section 106 receipts and expenditure (and CIL in the future) (POS paras 11.24-11.28, 13.11-13.12)	2.4.1 Publish Infrastructure Funding Statement	August 2022 – key officer lead is now in post	Need to recruit officer to post to lead this task – need to exploit the potential to charge for S106 monitoring	Potentially a substantial task but significant benefits in terms of improved governance and reducing time on FOI requests
		2.4.2 Section 106 Monitoring system			
	2.5 Establishing Planning Strategy work programme and reporting on Local Plan outcomes (POS para 10.4)	2.5.1 Establish Local Plan monitoring system in-line with an updated Local Development Scheme	From 2023/24 onwards	Working with Business Change and Performance Management; Strategic Officer Group to take this forward once established	Potentially a substantial task but significant benefits in terms of improved governance and reducing time on FOI requests
	2.6 Effective management of workflow and processes (POS paras 8.22, 9.36-9.40, 9.41-9.43, 9.46, 11.14, 11.15, 11.18, 11.23, 11.29-11.30, 12.1, 12.4)	2.6.1 Use of Planning Performance Agreements for strategic schemes	From 2022/23 onwards	An early project for the incoming Development Manager	This a complex task that will require significant management input; however, it will ultimately be beneficial from the perspectives of revenue and performance.
		2.6.2 Protocol for using Extensions of Time/monitoring proportion of EOTs	From 2022/23 onwards	An early project for the incoming Development Manager	Risk of short-term adverse impact on performance; however, will lead to better outcomes in the medium to long terms
2.6.3 Review Development Management processes, finalise local validation list and Implement Enterprise workflow module; consideration to setting time envelopes for DM staff handling uncontentious cases		September 2022 – the new Development Manager has made progress on this since April – a key step has been to issues protocols to DM staff setting out roles and responsibilities	September 2022 – the new Development Manager has made progress on this since April – a key step has been to issues protocols to DM staff setting out roles and responsibilities	An early project for the new Development Manager in conjunction with ICT team	Requires considerable technical input and also training for staff; also need to ensure that cultural change does not undermine this objective; consideration needs to be given to more rigorous management of time spent on routine tasks
2.6.4 Review document management processes in relation to scanning, indexing and redaction		September 2022	Working with Business Support and Information Governance teams; linked to decisions about the future management of Business Support	Certain items of hardware are becoming old and unreliable; a key requirement is to speed up document management processes	

		2.6.5 Review expectations/performance of consultees	September 2022	Establish service level agreements	Consultee teams are also under pressure see need to explore a proportionate approach to consultation
		2.6.6 Improved management of strategic applications	September 2022	Strategic schemes protocol; oversight group for major applications and pre-apps	Need to establish a disciplined approach to prevent practices being abandoned over time - this is linked to the challenges around capacity, experience and expertise – there is a need for a structured programme of training and development
		2.6.7 Review use of planning conditions	November 2022	Greater standardisation; opportunity to reduce officer time on discharge of condition applications	Need to maintain a proportionate level of regulation and meet legal standards
		2.6.8 Work In liaison with Community Protection team to provide an effective first response service for enforcement complaints	September 2022	Use of the Community Safety Wardens to gather initial evidence and monitor sites	Protocols and training are required for this approach to work effectively – needs to be recognised that CSWs are not a replacement for experienced enforcement officers
		2.6.9 Take steps to categorise and where necessary dispose of old applications	July 2022	In liaison with case officers and application agents	Need to ensure a process that is legally robust and that does not treat customers poorly
		2.6.10 Set out clear expectations in terms of roles and responsibilities for casework and performance management; set out protocols for when issues should and should not be escalated; set out expectations in terms of time envelopes for tasks	May 2022 – new Development Manager issued protocols early May	This is closely linked to key priority 1.4; in input required from People Development team	A key challenge is to raise the level of confidence and resilience amongst those directly managing and leading on casework – training is required to reinforce compliance
3. Customer service	3.1 Re-establish the duty planning officer service (POS paras 9.23-9.32)	3.1.1 Establish processes and procedures; publicise service to customers	June 2022	Working with Customer Services team; consider the case for charging in the longer term	Need to determine whether duty officer will be physical or virtual – need to ensure alignment with strategy for Council premises
	3.2 Review the pre-application procedures, timescales, and charging (POS paras 11.3-11.9)	3.2.1 Establish processes and procedures; publicise service to customers – explore working with Planning Advisory Service on this objective	October 2022	The service will aim to cover its costs through an appropriate level of charge	At the present the service is not sufficiently credible to justify charges, so need to rebuild credibility with agents
	3.3 Re-design the Planning pages of the Council's website (POS paras 9.23-9.32)	3.3.1 Consider how the webpage addresses the customer journey	October 2022	Working with Customer Services team/Web team	In the longer term there will be a resource requirement to keep information up to date on the webpage
	3.4 Re-establish agent forum meetings (POS paras 9.23-9.32)	Meet agents twice a year to discuss service issues and receive feedback – building a relationship where effective two-way engagement can prevail	July 2022	Agendas need to be agreed with agents to ensure that they are relevant	There are likely to be difficult conversations with agents in the first instance; if not carefully managed meetings can become negative and unproductive; agents also need to be encouraged to review their own practices
	3.5 Review of standards for all forms of communication (POS paras 9.23-9.32)	3.5.1 Establish customer service standards 3.5.2 Deliver staff training	June 2022	Working with Customer Services – also explore training via the Planning Advisory Service	Need to set realistic standards and ensure that this is implemented in such a way as to help staff to manage their workload
	3.6 Pre-validation checking service (POS para 11.13)	3.6.1 Establish processes and procedures; publicise service to customers	December 2022	The service will aim to cover its costs through an appropriate level of charge	As a above a pre-condition to this is restoring credibility with customers
	3.7 Set up system for receiving customer feedback on individual applications (POS paras 9.23-9.32)	3.7.1 Establish an online feedback portal that all applicants and agents can access	October 2022	Working with Customer Services	Feedback form will need to be carefully designed to ensure that useful information is gathered and acted upon

4. Governance	4.1 Update Planning Committee Terms of Reference (POS paras 11.8- 11.9)	4.1.1 Committee pre-app/review Streamlining of casework referrals	December 2022	Approval through Business & Governance Committee in first instance	Legal input required to ensure risks are mitigated
	4.2 Enforcement Protocol updated and adopted (POS para 12.1)	4.2.2 Update 2012 policy to reflect current resources and priorities	December 2022	Approval through Planning Committee and Cabinet; closer working with partner services, especially Community Safety	Reconciling expectations and resources will require careful handling
	4.3 Conservation Protocol (POS paras 12.5-12.7)	4.3.1 Update policy to reflect current resources and priorities	December 2022	Approval through Planning Committee and Cabinet; need to engage with Historic England, and local groups such as Civic Trust	Reconciling expectations and resources will require careful handling
	4.4 Development Management Protocol	4.4.1 Publish approach to extensions of time; negotiations protocol; expectations of consultees; standards expected from agents	December 2022	Approval through Planning Committee and Cabinet	Reconciling expectations and resources will require careful handling
	4.5 Trees Protocol	4.5.1 Publish protocol for prioritisation of creating/reviewing orders versus handling tree related casework	December 2022	Approval through Planning Committee and Cabinet	Reconciling expectations and resources will require careful handling
	4.6 Strategic Officer Group	4.6.1 Managing the delivery of Local Plan applications through the Development Management process	July 2022 – protocol is now in place	Co-chaired by Planning Strategy Manager and Development Manager – input from other services including Housing and Transport teams	Need to ensure corporate buy-in at appropriately senior levels
	4.7 Member training (POS para 13.13)	4.7.1 Deliver a programme of training for Planning Committee members	December 2022	Working with Member Development Officer – potential to utilise PAS and/or POS	Need to ensure that all Members participate; consideration should be given to whether aspects of the training should be compulsory

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Report to Place Scrutiny Board

Meeting Date	Thursday 16 June 2022
Subject	Planning Service Improvement Plan
Wards Affected	All
Report of	Richard Seaman – Corporate Lead – Planning Regeneration & Strategy

Why is it coming here?

To update and seek feedback from Members of the Board following consideration of a report relating to this subject on 20 January 2022, when it was agreed that an Improvement Plan should be prepared by June 2022 and adopted by Cabinet.

What are the key points?

- In January 2022 Place Scrutiny Board consider the findings of a peer review of the Planning Service that reported in November 2021. Since the January meeting an Improvement Plan has been prepared.
- The Plan has been discussed informally with staff and key Elected Members and the Planning Advisory Service.
- A number of key staff appointments have been completed since January; however, the staffing situation is not yet stable and there remains an important risk factor
- A number of work streams identified in the Improvement Plan are progressing at the present time; however, implementation will extend into 2023
- The Council's budget for 2022/23 onwards includes investment in the Planning Service
- A key priority for the Development Management team is to reduce the number of applications on hand (i.e., the number live applications awaiting a decision) to a level that is sustainable because this is a precursor to improved performance and customer satisfaction. The direction of travel for applications on hand is a gradual reduction
- Ongoing ownership and governance of the improvement process will be important.

Possible courses of action

The Board are requested to provide their observations on the Improvement Plan for consideration by Cabinet at a future meeting.

Contact Officer

Richard Seaman – Richard.seaman@calderdale.gov.uk

Should this report be exempt?

No

Report to Scrutiny Board

1. Background

In January 2022 Place Scrutiny Board considered the findings of a peer review of the Planning Service that reported in November 2021. Since the January meeting an Improvement Plan has been prepared (The Plan is attached as Appendix 1). The iteration of the Plan that is before the Board has been discussed informally with Planning Service staff and key Elected Members. The Plan has also been discussed with the Planning Advisory Service (PAS are part of the Local Government Association), who provided helpful feedback. PAS has also offered to assist with other activities including Member training.

Careful consideration has been given to the structure of the Improvement Plan in an effort to create a golden thread from the Council's priorities through to individual actions. The Plan is broken down into the areas of staffing & development; performance management; customer service; and governance. The links to the peer review recommendations are identified in the Plan.

The Plan aims to be as comprehensive as possible and as such it is expected that implementation will continue through 2022 into 2023. It is also likely that the Plan will need to evolve further to take account of the changing landscape – for example the Levelling Up Bill has signalled significant changes to the Planning system.

A number of work streams identified in the Improvement Plan are progressing at the present time. For example:

- The Service has made a number of key staff appointments, at service manager, team leader and principal officer levels. Unfortunately, though, the staffing situation is not yet stable and therefore remains an important risk factor. The Service needs to reduce its reliance on agency staff because this does not provide the resilience and continuity that we require.
- A performance management dashboard is currently being built to support the Development Management team. The dashboard will provide key performance indicator data and also background data to support officers managing caseloads;
- The new Development Manager is implementing changes to the organisation and working practices of Development Management. These changes focus on end-to-end management of cases, with an emphasis on taking decisions earlier and making case officers and managers more accountable for the progress of individual applications;
- A workforce analysis has been undertaken in order to provide more objective evidence about where the gaps in skills and experience lie. In response to this we will be implementing a programme of training and development tailored to the needs of the Service. This is important because we want to raise the capacity of existing staff as well as bringing in new blood.

The Council's budget for 2022/23 onwards includes budget investment in the Planning Service. In the current year there is £300,000 investment in Planning together with a one-off £311,000 to complete the examination and adoption of the Local Plan. In future years the £300,000 rises to £435,000 (reflecting the greater staffing costs in later years). This investment is supporting recruitment and development of staff.

A key priority for the Development Management team is to reduce the number of applications on hand (open cases) to a level that is sustainable. Applications on hand peaked at 838 in September 2021. Since then, the figure has gradually reduced to about 660, and the aim is to reduce this by another 200 cases over the next 6 months.

Although applications on hand is not a formal measure of performance in the sense of being a statutory performance indicator, it provides an indication of workload turnover and the size of any backlog of old cases, and therefore by extension, the effectiveness of casework management and customer satisfaction levels. Reducing the application backlog will in the short term reduce performance against the statutory speed of determination targets (8 weeks for minor/13 weeks for major applications); however, in the medium to long term it creates a foundation for consistent high performance and customer satisfaction.

Ongoing ownership and governance of the improvement process will be important going forward, in particular there is a need to continue engagement with key Elected Members who have a role in the Planning process – across Cabinet, Place Scrutiny Board, and Planning Committee. On the horizon are the anticipated adoption of the Local Plan, and major changes to the Planning system signalled through the Levelling Up Bill. The Improvement Plan will need to respond to these factors as we move forward in the coming months.

2. Main Issues for Scrutiny

The main issues for scrutiny are:

- i. The contents of the Planning Service Improvement Plan;
- ii. The next steps that need to be taken in the light of the Plan.

3. Further Action/Timescales

It is proposed that the Plan will be taken to Cabinet with the resolution of Place Scrutiny Board on 11 July 2022.

4. Options Appraisal

It is considered that the most appropriate response to the peer review was to prepare an Improvement Plan. Such Plans can be approached differently in terms of both their structure and content. The Plan appended to this report aims to reconcile being clear and logical, and also comprehensive and ambitious. The Plan has been drafted mindful of the need for objectives to be SMART – *Specific, Measurable, Achievable, Relevant, and Time-Bound*.

5. Climate Change

An effective Planning Service will be in a stronger position to respond to the challenge presented by climate change.

6. Conclusion

An Improvement Plan has been prepared in the light of the Planning Service peer review and previous consideration of this issue by the Place Scrutiny Board in January 2022. The Board is asked to discuss the Plan and provide feedback to accompany a future report to Cabinet.

7. Appendices & Background Documents

Appendix 1 – Planning Service Improvement Plan

Calderdale MBC

Wards Affected: All

Cabinet 11 July 2022

DELIVERING OUR AMBITION TO BE A REAL LIVING WAGE AND ETHICAL CARE COMMISSIONER IN CALDERDALE

Report of: Director of Adult Services and Wellbeing

1. Purpose of Report

- 1.1 Calderdale aspires to improving the wages and the terms and conditions of the local care workforce. The ambition to become a regional leader in terms of pay and support for care workers would help with the recruitment and retention of staff and ensure people received care and support in a timely way. This in turn would bring greater stability to the local care market and improve the quality of care delivered in Calderdale. It is important to live our values of kindness and resilience in our employment, it is equally important we carry those values through to our commissioning, giving commissioned services the support and funding they need to support staff and deliver an excellent service.
- 1.2 This report sets out the current issues facing social care including recruitment and retention which is closely linked to salaries and the funding of social care. The report outlines the principles of the real living wage and the financial envelope required to implement this in Calderdale to support our social care market.
- 1.3 The report outlines the ambition for Calderdale Council to work towards the further implementation of ethical care. Meeting these values would bring us in line with both the GMB and Unison Ethical Care Charters, documents we should proudly add Calderdale's name to as an employer and commissioner who places a high value in our local workforce.
- 1.4 The report outlines Calderdale's approach to ensuring that the care we commission is ethical and sets out the role of the Integrated Commissioning, Contracts and Quality team in developing and maintaining a provider market in Calderdale that is ethical in the care that is provided alongside the terms and conditions offered to staff.
- 1.5 The Care Act (2014) introduced new duties for local authorities to facilitate and shape a diverse, sustainable, and quality market, emphasising that local authorities have a responsibility for promoting the wellbeing of the whole local population, not just those whose care and support they currently fund. Sustainable funding and fair rates of pay underpin the facilitation of a vibrant market that can meet diverse need and deliver good quality care and support.

2. Need for a decision

- 2.1 A decision is required from Cabinet to commit to the implementation of the Real Living Wage in Calderdale and increase the uplift identified in the Medium-Term Financial Strategy to facilitate this commitment.

3. Recommendation

- 3.1 To commit to reaching a fee rate which allows providers to pay the Real Living Wage in Calderdale, helping to address the recruitment and retention issues faced by the social care market.
- 3.2 For Calderdale Council to work towards the continued implementation of the principles set out in the GMB and Unison Ethical Care Charters.
- 3.3 To delegate authority to the Director and Portfolio Holder in consultation with the section 151 officer for the implementation of the increased payments to providers.
- 3.4 To review the Medium-Term Financial Strategy and allocate additional funding to meet Calderdale's ambition to be leading council in committing to the payment of the Real Living Wage for care workers. Three options are set out below with the additional percentage uplift and funding required to facilitate the payment of the Real Living Wage.
- 3.5 Option **C** is recommended: To take an incremental approach to the implementation of The Real Living Wage (based on a projection of £10.45 per hour from April to October and £11.00 per hour from November to March in 2023/24) at an estimated cost of **£1,505,538** over and above the existing percentage uplift allocated in the Medium-Term Financial Strategy.

4. Background and/or details

National Workforce Perspective

- 4.1 In social care the recruitment and retention of suitable staff continues to be a key factor in the stability of the social care market. There are many factors contributing to increasing levels of staff vacancies, namely the inability to compete with rising wages in other sectors, such as retail and hospitality. The consequences of Brexit and the new immigration system have also negatively impacted the employment of non-British nationals working in social care. Low wages have a huge impact on staff retention, and this will continue with the additional pressures of high inflation.
- 4.2 The attractiveness of working in social care goes beyond pay. Increases in pay needs to sit alongside other initiatives and support to the provider market. There must be better training and development opportunities, with improved career pathways. If we enhance terms and conditions, provision of wellbeing resources and make roles more fulfilling as well as improving direct pay, then both recruitment and retention should improve. Social care must be seen as a positive and viable career option, one that doesn't cause prospective employees to worry about being undervalued and overworked.
- 4.3 There is strong competition to fill vacancies in the care sector and this is compounded by competition across the hospitality and retail sector. Long-established care providers are saying that they have not seen a situation like this before. The Yorkshire and Humber ADASS branch has highlighted these issues nationally, this has included a letter to Secretary of State for Health & Social Care in September 2021. The letter outlined the need for further reform and the value that needs to be placed on care workers in terms of pay and terms and conditions. The letter compared rates of pay for care workers with those in the hospitality and retail sector, highlighting the competition to recruit workers and the preferential pay and terms workers can demand outside of care.
- 4.4 Hourly rates for care work across the region vary but were within the range of £8.91 to £10 in September 2021. By comparison, hospitality and retail competitors offered higher rates and greater additional incentives.
- 4.5 For example, Amazon paid their "fulfilment associate" £10.90/ hr for day and £11.40/ hr for night plus £1000 signing on bonus in August 2021, over time was paid at £15.60 (40-50 hours) and £20.80 for (50-60 hrs). Supermarket assistants were paid up to £11.70 per hour with additional discounts on their shopping and Primark were paying shop assistants £11.50 per hour.

Calderdale Workforce

- 4.6 According to the latest published data (March 2021) from Skills for Care, in Calderdale there are an estimated 5,600 jobs in adult social care. This is split between local authority (11%), independent sector providers (76%) and jobs working for direct payment recipients (12%). The majority (85%) of the workforce in Calderdale are female, and the average age was 43.8 years old in 2021. Workers aged 24 and under made up 9% of the workforce and workers aged over 55 represented 27%. Annual turnover in the local workforce was 27.7 % per year in 2021. The workforce who are largely female and live within Calderdale are an

important component of the local economy. In the main they live, shop, and socialise in the local area and this benefits the health of the wider Calderdale economy.

- 4.7 Creating a stable and sustainable workforce must start with paying providers a fee rate that allows them to offer a decent rate of pay and favourable terms and conditions. A commitment to pay providers a fee which in turn allows them to pay “The Real Living Wage” is crucial to supporting stability within the local care market. Calderdale commissioned contracts currently stipulate that providers must pay as a minimum the National Living Wage. The social care sector has significant problems with high staff turnover and job vacancy rates. The turnover rate nationally is 31%, compared to the UK average across all employment sectors of 15%. Improvements in pay and terms and conditions would help to support sustainable careers in care.
- 4.8 A range of studies and campaigns have concluded that the care work force is undervalued and that current rates of pay do not reflect the skills and responsibilities of the role. NHS Band 3 staff such as healthcare support workers are currently paid an hourly rate between £10.40-£11.14 and have substantially better terms and conditions than those in comparable social care roles in the private and voluntary sectors.
- 4.9 The Homecare Association (formerly United Kingdom Homecare Association, UKHCA) sets a recommended minimum price for homecare each year. In 2022 this was set at £23.20 per hour. The rate is set to ensure provider can pay minimum compliant rates of pay, considering travel time, mileage and wage related on costs. This rate is higher than the current Calderdale rates for homecare. Current rates for homecare are Urban = £19.78 Rural = £20.70 per hour.

The Real Living Wage

- 4.10 The real Living Wage is the only UK wage rate that is voluntarily paid by almost 10,000 UK businesses who believe their staff deserve a wage which meets everyday needs - like the weekly shop, or a surprise trip to the dentist. Almost 300,000 employees have received a pay rise because of the Living Wage campaign across a range of companies.
- 4.11 In April 2016 the government introduced a higher minimum wage rate for all staff over 25 years of age inspired by the Living Wage campaign, calling it the ‘national living wage. However, this wage is not calculated according to what employees and their families need to live. Instead, it is based on a target to reach 66% of median earnings by 2024. Under current forecasts this means a rise to £10.50 per hour by 2024 and from 2021 was adjusted to include those over 23 years old. The government minimum considers what is affordable for businesses. The Real Living Wage rates are higher because they are independently-calculated based on what people need to get by. The Real Living Wage campaign encourages all employers that can afford to do so to ensure their employees earn a wage that meets the costs of living, not just the government minimum.
- 4.12 The new Real Living Wage rates were announced on Monday 15th November 2021 and are announced annually in November each year the current rates are

£9.90 across the UK and £11.05 in London. Compared to the 22/23 NLW rate of £9.50 for people over the age of 25.

4.13 The table outlines rates from 2003-2022 for the real living wage and the national living wage.

Year	London Living Wage	UK Living Wage	National Minimum/ National Living Wage
2003/2004	£6.40		£4.50
2004/2005	£6.50		£4.85
2005/2006	£6.70		£5.05
2006/2007	£7.05		£5.35
2007/2008	£7.20		£5.52
2008/2009	£7.45		£5.73
2009/2010	£7.60		£5.80
2010/2011	£7.85		£5.93
2011/2012	£8.30	£7.20	£6.08
2012/2013	£8.55	£7.45	£6.19
2013/2014	£8.80	£7.65	£6.31
2014/2015	£9.15	£7.85	£6.50
2015/2016	£9.40	£8.25	£6.70
2016/2017	£9.75	£8.45	£7.20
2017/2018	£10.20	£8.75	£7.50
2018/2019	£10.55	£9.00	£7.83
2019/2020	£10.75	£9.30	£8.21
2020/2021	£10.85	£9.50	£8.72
2021/2022	£11.05	£9.90	£8.91
2022/2023	Announced Nov 2022	Announced Nov 2022	£9.50

Calderdale Funding

4.14 Calderdale has supported local providers to improve their terms and conditions and to pay above the NLW. Homecare provision is an essential service underpinning our “Home First” model, supporting people to remain in their own homes for as long as possible and enabling people to return home following a hospital admission. Since the homecare contract went live in 2019, annual uplifts have been applied to the rate based on statutory National Living Wage (NLW) increases, additional inflationary pressures and the ambition for Calderdale employers to pay a rate more than the NLW. In 2021 providers were given an uplift of 4.8% to support paying above the NLW. In 2022 an uplift of 6.5% was applied to the homecare rate to consider the additional inflationary increases providers were facing alongside the rise in the NLW and employee National Insurance contributions.

4.15 Current rates for homecare are Urban = £19.78 Rural = £20.70 per hour. These rates are based on model recommended by the Home Care Association and

consider staff salaries, pensions, National Insurance, travel time, provider on costs and an element for profit. The model has been adjusted to reflect the provider market in Calderdale. In April 2022 the hourly rate of pay was adjusted within the model to £9.70, this was to ensure providers had sufficient funding to pay above the NMW.

- 4.16 Providers were also supported to implement an early uplift in hourly rates in December bringing forward the April 2022 NLW Rate of £9.50 by 4 months. This was funded by West Yorkshire Integrated Care System in recognition of the difficulties faced by the market and the lasting impact of Covid 19.
- 4.17 On average over the last 3 years the RLW rate (announced in November each year) has been £0.95 per hour higher than the NLW. If this differential remains broadly the same in 2022 it can be assumed that the RLW will be around £10.45. As the RLW is largely based on inflationary pressures and the actual cost of living, due to exceptional pressures the RLW may be closer to £11.00 per hour this year. This will not be known until November 2022, unless an announcement is made earlier.
- 4.18 The cost of increasing current rates from April 2023 for home care to pay the estimated November 2022 RLW rate of £10.45 are set out below. The cost of paying £11.00 per hour is also included due to the unknown impact of the exceptional inflationary pressures on the RLW rate.
- 4.19 Calculations have also been completed to look at the impact of applying a similar uplift on over 65s residential and nursing care homes. These show the increase to the base rates for care and the overall cost using the current number of LA funded in area residential and nursing care placements.
- 4.20 Additional funding required to pay the Real Living Wage in Calderdale for Older peoples Care Homes and Homecare from April 2023**

Option A:	Option B:	Option C:
Estimated cost of paying £10.45 per hour (7.73% increase required)	Estimated cost of paying £11.00 per hour (13.4% increase required)	Estimated cost of a phased approach paying £10.45 per hour from April to September and £11.00 per hour from October to March in 2023/24
£2,060,528	£3,639,009	(10.6% increase required) £2,849,768
Additional budget required over and above 5% inflationary uplift currently assumed in the MTFS	Additional budget required over and above 5% inflationary uplift currently assumed in the MTFS	Additional budget required over and above 5% inflationary uplift currently assumed in the MTFS
£727,716	£2,281,170	£1,505,538

4.21 The payment of the real Living Wage could be achieved through an incremental approach. This could be done over 2 financial years or over 1 financial year with an increase in April and a subsequent increase at the mid-year point in October to reduce the financial impact. The financial implications of these approaches are shown in the table above.

Charters for the delivery of Ethical Care

4.22 Ethical Care Charters go beyond the commitment to pay a set rate for care and set out a number of principles to strengthen terms and conditions of employment. This includes paying a fair cost for the delivery of care which would be covered by the implementation of the Real Living Wage. The charters also set out requirements for the commissioning of care that move away from payment based on actual delivery for homecare and commit to block contracts with guaranteed hours to give providers and their staff stability. The charters emphasise the need for a well-trained workforce that have the skills and value base to deliver person centred care.

4.23 Both Unison and GMB unions have developed Ethical Care Charters relating to the provision of homecare. A few authorities have signed up to these charters, although Calderdale has not formally signed up to either charter, we follow many of the principles set out within these charters and aspire to meet other principles in our future commissioning of homecare services.

4.24 The GMB charter covers commissioning principles, a proposed hourly rate to ensure providers can recruit and retain suitable staff, ensuring up to date training is embedded and supported within the sector, a commitment to social value and assessment of providers to review their progress against these principles. There is also a commitment to work with providers to review the ongoing delivery of homecare and the contractual models used to this.

4.25 Unison's Ethical Care Charter highlights how poor terms and conditions for workers can help contribute towards lower standards of care for people in receipt of homecare services. It echoes many of the standards set out by GMB to improve the terms and conditions and training of the workforce.

4.26 Unison have also produced a Residential Care Charter. The charter sets out to provide the principles for good quality care that extends beyond basic tasks including activities and therapy for residents. The charter also emphasises the importance of health and safety and the key role of training. It sets out terms and conditions for employment including the commitment to pay the Real Living Wage set each November by the Living Wage Foundation.

Approach to delivering Ethical Care in Calderdale

- 4.27 Calderdale's homecare contract, which was commissioned in 2019, took into account a range of considerations around support to providers and developing a sustainable model of care. The basis of the hourly was agreed using the UKHCA model, with adjustments – to reflect the Calderdale market, this was done in conjunction with finance colleagues. One of the main adjustments that brought the rate down from the higher rate suggested by the UKHCA was around the running cost and profit / surplus. It was not felt that the Council could include the suggested rates as these would create substantial financial pressures outside of the budget envelope for the delivery of homecare. The rates were also higher than other sectors of the market were including for running costs and profit / surplus.
- 4.28 The homecare contract also moved away from time and task and emphasises an approach that encourages service users to maintain their independence and to be actively involved in their care. This in turn offers a more fulfilling role of homecare workers.
- 4.29 The contract also outlines the comprehensive training requirements for care staff in Calderdale. To support these training requirements providers, have free access to the Local Authorities learning and development courses, which include a wide range of courses tailored to meet the skills required by care staff. Providers are also supported through sector specific forums, a Registered Managers Network and have an allocated Business Relationship Manger allocated to advice and support them. Visits from Calderdale's Quality team provide valuable support to ensure providers maintain good quality care and seek to continually improve their local provision.
- 4.30 The contract strongly encourages providers to restrict the use of zero hours contracts to offer stability to the workforce and the people they support. It also sets out our approach to social value and the training, supervision and personal development required from providers offering a service in Calderdale.

Fair Cost of Care and Market Sustainability Plan

- 4.31 Calderdale are currently undertaking a Fair Cost of Care exercise and will be required to submit a Market Sustainability Plan for Calderdale to DHSC in October 2022. Following an announcement by the Prime Minister in September 21 each local authority now has the opportunity to work with providers of older peoples residential/nursing care and home care to conduct a cost of care exercise to determine sustainable fee rates and identify how close they are to it. They must engage with local providers to improve data on operational costs and the number of self-funders
- 4.32 Exercises will need to accurately reflect local costs such as staff pay and travel time and provide for an appropriate return on capital or return on operations. Local authorities will be expected to report on final (anonymised) results to Department of Health and Social Care.
- 4.33 Local authorities must produce a provisional market sustainability plan setting out local strategy for the next 3 years (2022 to 2025) – using the cost of care

exercise as a key input, this provisional plan will demonstrate the pace at which local authorities intend to move towards a sustainable fee rate.

4.34 We are currently actively working with homecare and care home providers to complete the national toolkits and ensure we have a representative sample of our local care market to accurately inform our Market Sustainability Plan.

4.35 A commitment to meeting the RLW rate of pay in Calderdale will help substantially in our steps towards a sustainable fee rate over the next 3 years.

5. Options considered

5.1 **Option A** -To implement the Real Living Wage (based on a projection of £10.45 per hour) from April 2023 at an estimated additional cost of **£727,716** over and above the existing percentage uplift allocated in the Medium-Term Financial Strategy.

5.2 **Option B** -To implement the Real Living Wage (based on a projection of £11.00 per hour) from April 2023 at an estimated additional cost of **£2,281,170** over and above the existing percentage uplift allocated in the Medium-Term Financial Strategy.

5.3 **Option C**-To take an incremental approach to the implementation of The Real Living Wage (based on a projection of £10.45 per hour from April to October and £11.00 per hour from November to March in 2023/24) at an estimated cost of **£1,505,538** over and above the existing percentage uplift allocated in the Medium-Term Financial Strategy.

5.4 To work to the principles of the Unison and GMB ethical care charters by achieving a fee rate that represents a fair cost of care for the Calderdale workforce. Continuing to work towards the commitment to commission social care that improves recruitment and retention, embeds high standards of staff training and delivers social value in Calderdale.

6. Financial implications

6.1 **Additional funding required to pay the Real Living Wage in Calderdale for Older peoples Care Homes and Homecare from April 2023.**

Option A:	Option B:	Option C:
Estimated cost of paying £10.45 per hour (7.73% increase required)	Estimated cost of paying £11.00 per hour (13.4% increase required)	Estimated cost of a phased approach paying £10.45 per hour from April to September and £11.00 per hour from October to March in 2023/24
		(10.6% increase required)
£2,060,528	£3,639,009	£2,849,768

Additional budget required over and above 5% inflationary uplift currently assumed in the MTFS	Additional budget required over and above 5% inflationary uplift currently assumed in the MTFS	Additional budget required over and above 5% inflationary uplift currently assumed in the MTFS
£727,716	£2,281,170	£1,505,538

The Medium-Term Financial Strategy (MTFS) for Calderdale is based on the assumption of an inflationary uplift of 5% for contracted providers in April 2023 and a further 5 % uplift in April 2024. so additional budget would need to be allocated to meet the uplifts required to implement the Real Living Wage. Cabinet will be reviewing the MTFS in Autumn 2022.

The inflationary uplift in the MTFS would need to be increased from 5% to facilitate the Real Living Wage costs. The additional % uplift over and above the 5% in the MTFS required for each option is set out below:

Option A: 2.73% (£727,716).

Option B: 8.4% (£2,281,170).

Option C: 5.6% (£1,505,538).

7. Legal Implications

7.1 A variation to contract letter would need to be issued to providers if an exceptional price increase were to be implemented with conditions around an increase to support staff hourly rates. Legal advice was sought in 2021 to issue contract variations to ensure that providers who accepted an exceptional inflationary increase passed this on to their staff and paid the Low Pay Commission rate of pay as a minimum (£9.21 per hour in 2021).

The clause to contracts could read as follows:

“The Provider is required to use the 2023 /24 Extraordinary Increase to directly increase the hourly pay of Staff providing the Services to £X and to pay any employer costs of the Provider directly related to such increase in hourly pay and for no other purposes.”

Therefore, we would anticipate issuing a not dissimilar variation to contract

8. Human Resources and Organisation Development Implications

8.1 There are no implications as this relates to commissioned activity and not staff directly employed by the local authority.

9. Consultation

9.1 Consultation takes places with providers each year during the fee setting process. Consultation is held with each sector to understand the pressures that are pertinent to their delivery of care.

10. Environment, Health and Economic Implications

10.1 **ADVICE MUST BE SOUGHT FROM THE DIRECTOR OF PUBLIC HEALTH**

11. Equality and Diversity

11.1 In 2021 the majority (85%) of the workforce in Calderdale were female, and the average age was 43.8 years old. Workers aged 24 and under made up 9% of the workforce and workers aged over 55 represented 27%. Given this age profile approximately 1,300 people will be reaching retirement age in the next 10 years. Nationality varied by region, in England 83% of the workforce identified as British, while in the Yorkshire and the Humber region this was 93%. An estimated 97% of the workforce in Calderdale identified as British, 1% identified as of an EU nationality and 2% a non-EU nationality, therefore there was a similar reliance on EU and non-EU workers.

12. Summary and Recommendations

12.1 It is recommended that **option C** is taken forward alongside the recommendation to work to the principles of the Unison and GMB ethical care charters by achieving a fee rate that represents a fair cost of care for the Calderdale workforce. Continuing to work towards the commitment to commission social care that improves recruitment and retention, embeds high standards of staff training and delivers social value in Calderdale.

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The documents used in the preparation of this report are:

1. UNISONs residential charter-[24230.pdf \(unison.org.uk\)](#)
2. UNISONs home care charter- [UNISONs HOME CARE CHARTER](#)
3. GMBs Ethical care Charter- [CARE COMMISSION 2020.pdf \(gmb.org.uk\)](#)
4. Yorkshire and Humber ADASS Adult Social Care pressures letter



YH Letter re Adult
Social Care pressure

5. DHSC Market Sustainability and fair Cost of Care-[Market Sustainability and Fair Cost of Care Fund: purpose and conditions 2022 to 2023 - GOV.UK \(www.gov.uk\)](#)

6. Real Living Wage Calderdale Calculations



Real Living Wage
Comparison.xlsx

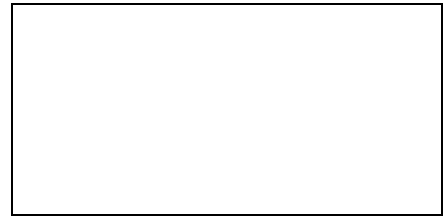
7. Calderdale Social Care Workforce profile- Skills for Care
[Calderdale Summary 2021 \(skillsforcare.org.uk\)](#)

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Calderdale MBC

Wards Affected **All**

Cabinet **11th July 2022**



Fire Safety Update and Fire Safety Action Plan 2022-27

Report of Director of Regeneration and Strategy

1. Purpose of Report

- 1.1 Provide an update on the good progress being made to improve the fire safety of buildings in the Council's corporate estate and those of its partners in the Fire Safety Working Group since the last review in 2018.
- 1.2 Present for approval a Fire Safety Action Plan, to be implemented over the next five years.

2. Need for a decision

- 2.1 A Fire Safety Policy Statement was approved in November 2016. The Fire Safety Review was approved in 2017 as a result of the Grenfell Fire. Considerable progress has been made in implementing the action plan and there is a need to update Members on the progress made over the last five years and the development the next 5-year action plan.

3. Recommendation

- 3.1 Members of Cabinet are recommended to:
 - A. Note progress on Fire Safety with regard to the Council's Corporate Estate and that of its partners.
 - B. Endorse the recommended changes to the Fire Safety Action Plan to carry forward the work on Fire Safety over the next five years.

4. Achievements to Date

- 4.1 A Fire Safety Policy Statement was approved in November 2016. This set out the Council's responsibilities for fire safety and a strategy showing how these responsibilities would be met within Council premises.
- 4.2 A review of residential fire safety in Calderdale was undertaken in 2017 in response to the Grenfell Fire. The findings of the review were reported to Cabinet on 6th November 2017 with 32 recommendations covering the Council's Corporate Estate, joint action for the Council and its partners, action for registered housing providers, landlords and managing agents and for national Government (see Appendix 2 for a full list of recommendations).
- 4.3 Since 2017, regular meetings of the Fire Safety Working Group, chaired by Heidi Waters (Strategic Housing Delivery Manager) have been held between Calderdale Council and partner organisations. The Working Group brings together officers from the Council and its partner organisations (including

West Yorkshire Fire and Rescue Service) to improve and influence higher standards of safety in the borough's residential housing stock.

4.4 Calderdale Council

A. Resources

- A dedicated Fire Safety Officer has been appointed to support the Building Control Manager by providing advice and recommendations on fire safety.
- Building Control have provided advice for Corporate Assets and Facility Management (CAFM) and for other Council projects.
- Capital of £250,000 has been allocated to address fire and health and safety issue as part of a recent corporate allocation of capital to the Corporate Estate.

B. Fire Safety Risk Assessment/Inspections

- The Fire Safety Officer is undertaking full fire safety audits on a 3-year rolling programme across the estate, with yearly audit review undertaken by the Area Facilities Officer and site contacts.
- Inspections identify action required on a Red-Amber-Green rating in respect of life and asset safety. High Risk buildings are prioritised for fire safety improvement works.

C. Remedial Works

- Essential remedial works have been undertaken to meet Health and Safety standards. Less essential works have been carried out where possible, prioritised based on risk to life.

D. Sprinkler Policy:

- Council Policy is to install sprinklers in new and refurbished premises with overnight sleeping. This has already been carried out at Children's Homes and Children's Respite Centres.
- Funding is available to progress installation at the remaining Children's Homes, the new Children's Home, Union Housing supported housing units and vacant housing in the Borough Market.
- A feasibility study is being undertaken to install fire suppression in Shibden Hall for asset protection purposes.

E. Improvements to Policy, Process & Procedures to reduce fire risk:

- Fire safety documentation has been reviewed. New editions of the fire safety agreement for the corporate estate and schools have been approved.
- The management of work on corporate buildings has been improved with avoidance being the first principle where possible.
- All staff are required to undertake fire safety training. This has included Institute of Occupational Safety and Health (IOSH) Fire Safety for Managers course being delivered to 82 Council staff by the Corporate Health and Safety Team. There is now capacity to deliver training to partner organisations.

- Joint working has taken place with CAFM, Fire Safety and Health and Safety to ensure a co-ordinated approach across the Corporate Estate.

F. Commissioned residential accommodation

- Fire and health and safety advice has been provided to Adult Services and Wellbeing and Housing Services for use when they commission services that include residential accommodation.

G. Fire Safety for Non-Council Owned Property:

- The risk assessment process is being extended to residential nursing homes.
- Fire Safety Events have been held for care home, supported living providers and head teachers.
- The Council and its partners will continue to meet with private landlords to share best practice.
- Joint press releases concerning fire safety messages have been issued and messages from partners are retweeted by the Council's Communication Team.

4.5 Together Housing Group

A. High Rise Blocks

- At the time of the Grenfell Fire, Together Housing had 16 apartment blocks of over six storeys in Calderdale (providing over 1,000 flats (one of the tower blocks, Wheatly Court, has since been sold). Where applied, all Aluminium Composite Material (ACM) cladding was removed and all stakeholders, including residents, were provided with regular updates of progress. Further wall insulation (non-ACM) on two blocks in Elland has been removed and full reinstatement of the cladding system is due to be completed by June 2022.
- There are currently four blocks in Calderdale which have had sprinkler systems installed (information correct as of 1st April 2022). A further five are due to be completed by April 2023.

B. As part of a planned programme of works in the last two financial years, Together Housing have replaced over 1,000 fire rated doors throughout its housing stock in Calderdale. The cost of replacing this investment has been significant as each door ranges from £1000-£1400.

C. Mytholm Meadows Hebden Bridge (an Extra Care scheme providing 42 homes) was identified as a high-risk scheme which had potentially significant fire safety issues as part of a fire risk assessment. With support from CMBC this block was emptied, and all occupants rehoused. Currently the scheme is undergoing major fire safety remediation work at costs anticipated to be in excess of £4million. Tenants will be supported to return to their home at Mytholm Meadows if they wish to do so when the works are completed, and the scheme is reopened.

- D. Five 60 second fire awareness videos for residents were produced with the West Yorkshire Fire and Rescue Service and have received two awards.
- E. Training of tenants in high-risk blocks has been carried out to allow them to carry out their own fire safety checks. This includes the self-checking of flat entrance doors and flat smoke detection systems.
- F. Based on the content of the Building Safety Bill, an Action Plan has been developed and processed. The main points include:
 - The introduction of two Building Safety Managers.
 - Working closely with residents to develop a Resident Engagement Strategy, Resident Fire Risk Assessment, recruiting two Building Safety Managers and developing a complaints procedure.
 - Working with WYFRS and CMBC to develop a Building Safety Case.

4.6 West Yorkshire Fire and Rescue Service

- A. Operational firefighters will be provided with training to allow them to undertake fire safety inspections and audits on lower risk premises.
- B. Together Housing Group is working with West Yorkshire Fire and Rescue Service on an initiative to tackle hoarding by individuals where it constitutes a fire risk.
- C. Consultation has taken place with landlords regarding evacuation procedures for high rise blocks. At the present time the advice is for residents to stay put unless advised by emergency services.

4.7 Government

- A. A ban on the use of combustible materials in external walls was implemented through amendment to the Building Regulations in 2018 (Building (Amendment) Regulations 2018).
- B. The Building Regulations covering fire safety were updated and improved in 2019 and 2020 (Fire safety: Approved Document B 2019, 2020). All buildings over 11m high will require installation of sprinkler systems.
- C. The March 2020 Budget announced £1 billion fund to support the remediation of non-ACM cladding on residential buildings over 18 metres in the private and social sector. By April 2022 £1,119m of this had been committed covering 936 buildings in the social and private sector.

5. Emerging Issues

5.1 The Corporate Estate

- A. The Corporate Estate consists of a mix of building types used for a variety of purposes. A number are aging and/or heritage buildings which pose challenges in fire safety requirements. Due to the age, design, and lack of investment in some buildings the priority for works have to be based on risk to life rather than risk to asset.

- B. Significant investment is required to maintain current standards of fire safety in existing premises subject to deterioration and wear. Additionally, some existing premises are subject to changes in purpose that may require enhancement of the existing fire precautions. Further additional investment would be required if increased levels of asset protection were to be sought against economic loss due to fire in addition to fire safety.
- C. Inspections have highlighted the need for improvements in fire safety in several buildings, for example the need to maintain compartmentation. Changes in the use of buildings may have fire safety implications and requires continual inspections and awareness of the implications by all staff.
- D. Increasing demand on Services requires appropriate risk assessments to ensure that the accommodation is appropriately used and adapted.
- E. The Fire Safety Officer is undertaking full fire safety audits on a 3-year rolling programme across the estate, with yearly audit review undertaken by the AFO and Site Contact. Inspections identify action required on Improvement to fire safety on a Red-Amber-Green rating in respect of life and asset safety. The Fire Safety Office will be consulted on all new premises acquired or built by the Council to ensure meets required fire safety criteria

5.2 Legislation

- A. The Building Safety Bill currently going through parliament will result in a significant revision of Building Control processes with an additional system of control for high-risk buildings (over 7 storeys).
- B. The Fire Safety Act 2021, when actioned, will demand that building safety to all residential blocks of flats, regardless of height, will have to be considered.
- C. The investigation into the Grenfell Fire is likely to result in further changes to legislation and recommendations concerned with residential fire safety.

5.3 Private Rented Housing

Enforcement of fire safety standards in private rented housing is still a major issue both generally and where they house vulnerable individuals. Research at the national level suggests most landlords own just 1 or 2 properties, and many remain largely unaware of their legal obligations. In terms of dealing with problem properties, Environmental Health have enforcement responsibilities under the Housing Act 2004. This requires an assessment of risk using the Housing Health & Safety Rating System, including fire and electrical safety, and any subsequent enforcement if a landlord is unable or unwilling to act.

Proposed amendments during the Summer of 2022 to the Smoke & Carbon Monoxide Alarm (England) Regulations 2015 and Approved

Document J of the Building Regulations will require landlords to both install and repair smoke alarms to each storey of a rented dwelling and provide carbon monoxide detection in any habitable rooms containing a heating appliance.

6. Fire Safety Plan 2022-27

6.1 Calderdale and its partners have made great strides in improving the fire safety of their premises. There are however still gaps in provision and there is a need to extend the scope of fire safety action.

6.2 The Fire Safety Action Plan update in Appendix 1 combines and updates the Fire Safety Policy Statement of 2016 with the Recommendations in the 2017 review.

6.3 The Policy sets out:

1. Fire safety responsibilities within the corporate estate.
2. Fire safety policies within the corporate estate.
3. Recommendations for future actions that relate solely to the corporate estate.
4. Policies for continuing joint working between the Council and its partners.
5. Recommendations for partners.
6. Recommendations for monitoring the policy.

6.4 The 2017 Fire Safety Review was a wide-ranging report. The 2022 Action Plan focusses on:

- Requirements for managing fire safety in the corporate estate (Parts 1-3).
- The need for fire awareness of all Council staff particularly those working with older and more vulnerable clients with person-centred fire risk assessments (PCFRAs) embedded into care assessments and care planning and advice and help offered to clients (3G & 4G)
- The need for action to ensure and enforce fire safety in the private rented sector (4H).

7. **Options considered**

- Do Nothing. This would not meet the Council's legal responsibilities and would put people at risk.
- Do minimum to comply with legal responsibilities. This would not address all the issues revealed since 2017 and would still put people at risk.
- Adopt an up to date Fire Safety Action Plan which extends responsibilities beyond the legal minimum.

8. Financial implications

- 8.1 The report details the progress made to date in relation to Fire Safety including the work undertaken by the Council's external partners.
- 8.2 Section 5 of the report contains details of the emerging issues to be considered in relation to the Council's Corporate Estate. The Corporate Estate Capital Requirements report considered by Cabinet on 17th January 2022 and approved by Council on 9th February 2022, contains £250,000 in Capital funding from the overall approved Capital budget of £2.6million to deliver Health and Fire Safety schemes within the estate.
- 8.3 Further work is required to determine if the work detailed in the Council's Fire Safety Action Plan 2022- to 2027 will require further capital or revenue investment in future years to deliver the relevant work.

9. Legal Implications

- 9.1 Calderdale Metropolitan Borough Council has a legal duty under Section 2 and 3 of the Health and Safety at Work Act 1974 to ensure, so far as is reasonably practicable, the health safety and welfare of their employees and the public they may affect as a result of their undertakings.
- 9.2 The Regulatory Reform (Fire Safety) Order 2005 places duties upon the Council as the owner or user of premises and as an employer working in buildings, to maintain fire safe premises.
- 9.3 The Council has a fire safety protocol with West Yorkshire Fire and Rescue Service relating to the safety of Community Schools and a concordat relating to the corporate estate. Both commit the authority to meet legal obligations for fire safety. The review identifies training and staffing issues that unless addressed will impact on the Councils ability to maintain appropriate fire safety standards.

10. Human Resources and Organisation Development Implications

- 10.1 None

11 Consultation

- 11.1 Following the Grenfell Fire on 14th June 2017 the Council called for a fire safety review within Calderdale. Council officers, key staff from Together Housing Group (THG) and West Yorkshire Fire & Rescue Service (WYFRS) have since met on a regular basis to address elements of fire safety within the borough working closely to deliver positive outcomes for residents, demonstrating good partnership work.
- 11.2 The Policy is the result of these regular Working Group meetings and has been developed in consultation with members of the working group.

12 Environment, Health and Economic Implications

- 12.1 Fire can have a detrimental impact on the quality of life of those effected. Even if life changing injuries do not occur in the fire, it can do long term physical and psychological harm. This will be exacerbated by the economic impact of a fire on residents and organisations (including the Council); not

just the cost of repairing damage and replacing belongings but also relocating activities and homes.

- 12.2 The impact of a fire will be particularly felt by the poorest in society who do not have the financial resources to cope with the cost. This is particularly the case with those rehoused directly or indirectly by the Council who may already have suffered from homelessness or unsuitable accommodation. Prevention of fires or minimising damage is part of activity designed to 'narrow the gap' between the outcomes experienced by different people because of their housing tenure, social and economic standing, age and disability. Endorsement of the recommendations will support the maintenance of fire safe residential premises in the borough and protect those in and about Council's buildings.
- 12.3 The incidence of property fires has obvious detrimental effects upon the natural environment, with the release of smoke and fire effluent, together with the release of toxins. Along with smoke and toxins, the fire will release carbon. The emergency response to the incident and that the need to fix a property / re-fit it out also has a carbon impact too. There are additional hazards during a fire incident, including hazards from fast moving emergency vehicles travelling upon the highways, together with the risk of contaminated water run-off from firefighting activities entering watercourses.

13 Summary and Recommendations

- 13.1 Calderdale Council is committed to working with its partners, communities, and citizens to achieve better outcomes for the whole borough. The actions described in this report and the policies proposed contribute to a safer Borough as part of the Kindness and Resilience theme of Vision 2024.
- 13.2 The policy builds on work already done and attempts to deal with issues arising not only from the ongoing results of the Grenfell Fire but also from fire safety issues identified in the Council's own buildings, those of partner organisations and those privately owned particularly in the private rented sector.
- 13.3 Adoption of the action plan will support the continuation of this work over the next five years.
- 13.4 That the Council adopt the Action Plan (Appendix One) as its Fire safety Action Plan.
-

1. Calderdale Council Corporate Estate Responsibilities

- A. The Lead for Corporate Asset and Facilities Management (CAFM) holds primary responsibility for the corporate estate. It is the Council's policy that this responsibility is discharged by area facilities officers working in CAFM in association with the representatives of the occupying service. Each fire safety risk assessment must specify two officers to discharge the responsibilities of the duty holder with the agreement of the Lead for Corporate Asset and Facilities Management. In the educational estate, the Head Teacher will hold primary responsibility for fire safety. Each fire safety risk assessment must identify the person/s responsible for each building.
- B. In addition, the Council will ensure that appropriate procedures and processes are in place and that there are appropriately trained staff within the authority to meet its obligations and duties to ensure fire safety under the Order.
- C. Calderdale Metropolitan Borough Council has a legal duty under Section 2 and 3 of the Health and Safety at Work Act 1974 to ensure, so far as is reasonably practicable, the health safety and welfare of their employees and the public they may affect as a result of their undertakings.

2. Corporate Fire Safety Policy

The Council will meet the requirements the Regulatory Reform (Fire Safety) Order 2005 as follows: -

- A. All Council buildings must be proactively managed to ensure that adequate and appropriate levels of fire safety are provided and maintained at all times to ensure the safety of all persons in and about the premises.
- B. All Council buildings must be subject to a sufficient and suitable fire safety risk assessment that is subject to an annual review process.
- C. All fire precautions and safety measures for each Council building must be maintained and recorded within the premises in copies of the appropriate volumes of the Council's Fire Register.
- D. As the authority moves to 'Agile' working practices, there is a need to establish a dynamic, proactive response to occupant safety in Council buildings. This may require all office staff to complete both 'Fire Awareness' and 'Fire Warden' training to maintain safe premises and to ensure the effective and efficient evacuation of the occupants during a fire emergency.
- E. All Council buildings with accessible multiple storey's or which are occupied by vulnerable people must be provided with appropriate numbers of suitably trained staff to ensuring the safe, effective evacuation of any disabled or vulnerable occupants during a fire emergency.
- F. Staff with mobility impairments occupying Council offices and using lifts to ascend to upper floors, must agree arrangements for their assisted evacuation from the building with their Service Manager.

- G. All Council buildings must be provided with appropriate levels of firefighting equipment and trained members of staff, to operate the firefighting equipment.
- H. Any Council buildings (being workplaces or being occupied by people) where the authority control the premises, must undertake regular fire drills to ensure that the occupants are aware of the actions to take during an emergency situation. Public toilets and open shelters are exempt.
- I. The Council must ensure that when changes are made to existing fire precautions in corporate premises that the adapted premises continue to provide an appropriate early warning of a fire together with adequate means of escape to support the safe evacuation of the building. Documentation should remind specifiers, contractors, and installers of the need to preserve fire safety when removing, altering or replacing passive fire protection.
- J. All Council Services are expected to follow CMBC Guidance and documentation on Fire Safety:
 - i. CMBC Fire Safety Risk Assessment.
 - ii. CMBC Fire Register (Volume 1,2 and 3 as required).
 - iii. Information regarding the duties of a premises Site Contact & CAFM.
 - iv. Information regarding the duties of the Head Teacher as the Responsible Person.
 - v. The role of Fire Wardens and those assisting people with disabilities to evacuate.
 - vi. Standards of Fire Fighting equipment and the numbers of trained personnel available in the premises, together with details of how and when to undertake fire drills.
 - vii. Notify the Principal Health and Safety Advisor & Building Control Manager of any fire events within or about CMBC premises.

This policy is a supplement to the Council's general Health and Safety Policy Statement.

3. Future Action for the Corporate Estate

It is recommended that:

- A. The Council continue to address fire safety issues in all premises used by the Council (including those used by the Council but owned by a third party). Priority should be given to issues that pose a potential risk to life.
- B. Building Control and the Health and Safety Manager to continue a rolling programme of visits and assessments to all property used by the Council giving priority to sleeping risk premises. This should include assessment of Personnel Evacuation Plans.
- C. A fire safety action plan shall be provided and updated for all Calderdale premises.

- D. Additional resources will be sought to enable premises to continue to be used after necessary alterations. Where this is not possible within a reasonable budget, action shall be taken to close the premises and find a safer alternative.
- E. Where premises are built or acquired without meeting appropriate fire standards, their omission should be subject to risk assessment documentation by project managers signed off by the Service Director.
- F. The Council's current Fire Safety Policy should be continually reviewed to ensure future minimum standards for fire safety and access to all new buildings and acquisitions. Examples might include minimum category L2 automatic fire detection and alarm systems incorporating auto-dial to the fire brigade, provision of alternative escape routes, installation of evacuation lifts and provision of automatic water fire suppression systems.
- G. Person-centred fire risk assessments (PCFRAs) need to be embedded into care assessments and care planning.
- H. Consider fire safety issues when commissioning supported housing services.
- I. Continue to provide Area Facilities Officers and site contacts to IOSH "Fire Safety for Managers" accredited training delivered in house via the Health and Safety Team.
- J. Discussions should continue as to how to facilitate the provision of relevant building information and layouts of CMBC premises for the benefit of fire fighters with WYFRS.
- K. Fire suppression in the corporate and educational estate:
- All new residential properties or existing residential properties subject to the Fire Safety Order that become unoccupied for refurbishment (or any other reason) are fitted with an automatic fire suppression sprinkler system (for Residential Premises BS 9251:2005).
 - In accordance with agreed policy and concordat the Local Authority will consider providing sprinkler installations to provide automatic fire suppression (to BS 12845:2004 including A2:2009) to all newly built schools, major extensions and works of significant refurbishment.
- L. Evacuation Lifts
Consider the installation of evacuation lifts in new projects to assist equality evacuation: These are to be installed in the New Leisure Centre, Victoria Theatre and will be recommended in future projects. Where evacuation lifts are not possible consideration should be given to means of evacuation of occupants particularly disabled persons and staff trained in their use.
- M. Cooking Appliances
Reviewing the type of cooking appliances used to change to appliances that have less risk of causing a fire.

4. Working with Partners for Fire safety:

- A. The Council and its partners should continue to meet regularly to share intelligence and experience with regards to fire safety particularly relating to residential accommodation.
- B. As opportunities arise, council services and WYFRS should collaborate with and share learning and good practise with wider sectors including academies, other high risk/profile buildings and the business/ retail sector.
- C. The Council and its partners should continue to monitor the horizon for potential or proposed changes to building regulations or enforcement regimes. In particular:
- Review the impact of the Building Safety Bill for the Councils Fire Safety Policy and that of its partners
 - Review the implications of the findings and recommendations of the Grenfell Tower enquiry when it is published.
- D. As opportunities arise, council services and WYFRS should collaborate with and share learning and good practise with wider sectors including academies, other high risk/profile buildings and the business/ retail sector.
- E. Offer fire safety training to managers in partner organisations, private landlords and letting agencies
- F. The Council should develop a local emergency resilience and response plan to respond to potential evacuation of high-rise build based on the historic experiences of Dodge Holme Court and the learning from Grenfell.
- G. All council services (and those services commissioned by the Council) that work in vulnerable people's homes should discuss fire safety with residents, check for fitted working smoking alarms and make referrals (if required) to the Fire Service using the Safe & Warm Homes referral scheme for further assistance. Key target residents include:
- Those with physical or sensory impairments or learning difficulties.
 - Older people.
 - Young person's homes.
 - Substance misusers.
 - Smokers.
 - Those dependent upon oxygen for health.
 - Those with a hoarding problem.
- H. Private Rented Sector
- i The Council and its partners should continue to work together to build intelligence on the profile of the private rented housing sector, particularly mill conversions, permitted conversions and HMOs.
 - ii A private sector housing stock condition survey report is due in the next 12-18 months. This could be used to gain a better understanding of the local private rented market and trends, and also fire safety and energy efficiency standards as well as the general repair and safety of the stock.

- iii The Council, WYFRS and other relevant partners should continue to meet and share best practice with landlords and communities to help them understand their roles and responsibilities in managing and maintaining fire safety.
- iv In line with proposed amendments to the Smoke & Carbon Monoxide Alarm (England) Regulations 2015, ensure that in all new private residential lets:
 - At least one smoke alarm is installed on every storey of private rented property used as living accommodation and;
 - That a carbon monoxide alarm is in any room used as living accommodation where solid fuel is used.
 - That all alarms are in working order at the start of each new tenancy.
- iv. Continue and develop educational programmes for landlords and tenants with WYFRS.
- v. Check landlords are following recommended actions on fire safety and to take enforcement action against those who are unable or unwilling to comply with fire safety regulations.
- vi. Require that where vulnerable individuals are referred to private rented property by the Council (for example those at risk of homelessness) that those premises meet fire safety requirements and if necessary, there is a person-centred management plan in place.
- vii. With Environmental Health take well-publicised enforcement action against premises which present clear fire risks and where landlords have been unwilling to rectify problems.
- viii. Ensure that all private tenanted accommodation is provided with an appropriate early warning of a fire together with adequate means of escape to support the safe evacuation of the building.
- ix. The Council should consider the benefit of introducing a discretionary housing licensing scheme in areas of concentrated private let residential accommodation where other action has failed.
- x. Although some costs will be recoverable from enforcement action, there is a need to develop a budget and resources to enforce standards including fire safety in private rented dwellings.

5. Recommendations for Partners:

- A. Operational firefighters are authorised under the Fire and Rescue Services Act 2004 to gather risk information regarding buildings and to establish if Responsible Persons understand their fire safety obligations. They should be provided with additional training and authorisation to enable them to undertake fire safety inspections and audits on lower risk premises as a priority.
- B. Ensure that Fire Risk Assessments are undertaken in line with regulatory requirements and by a competent person who has appropriate training and/or

experience in carrying out fire risk assessments associated with the nature of the occupancy and type of building(s) in question.

- C. When undertaking fire safety risk assessments in multi storey and high-rise residential accommodation carry out rigorous checks to ensure that compartmentation of dwellings is in good order and has not been compromised by authorised or unauthorised building modifications or utility upgrades.
- D. Ensure the fire safety assessment methodology includes consideration of additional fuel loads present in the building (e.g., oxygen cylinders etc.), that existing housekeeping arrangements and procedures are satisfactory and that the necessary equipment and facilities are available.
- E. Retain 'stay put' advice for multi-storey and high-rise residential accommodation and communicate this clearly to all residents. Continue to review and update evacuation policies in light of risk assessments and recommendations from Government.
- F. Identify and ensure all existing vulnerable residents and those with mobility impairments, sensory impairments or learning difficulties, living in multi-storey and high-rise residential accommodation covered by a fire risk assessment have a personal emergency evacuation plan (PEEP) in place, together with the means of delivering that plan.
- G. Ensure that systems are in place to produce personal emergency evacuation plans (PEEP's), where necessary for residents living in multi-storey and high-rise residential accommodation where material changes in personal circumstances or tenancy changes occur that impinge upon their efficacy of evacuation.
- H. Link evacuation of multi-storey and high-rise residential accommodation to effective management arrangements as part of the landlord's emergency plan. Such an evacuation plan should not rely upon the intervention of the Fire and Rescue Service to make it work.
- I. Review letting policies for multi-storey and high-rise residential accommodation in Calderdale to ensure that they are satisfied that any new placement of vulnerable residents, (specifically those residents who are infirm or have mobility impairments or learning difficulties) would not place them at additional risk in the event of a fire.
- J. Whilst acknowledging the primacy of good building management and compartmentation, automatic water fire suppression 'sprinkler' systems or alternative suppression systems should be fitted in existing and new build high rise residential accommodation with representation made to central government to provide funding for retrofitting measures.
- K. Ensure that all residents are provided with fire safety awareness including prevention and the action to be taken in the event of fire. Ensure information

is available to residents whose first language is not English or who require information in alternative formats.

6. Monitoring of the policy

- A. The Fire Safety Review will be monitored by the Fire Safety Working Group at regular intervals. Any changes to the arrangements that have significant implications these will be reported to Cabinet.
- B. An annual report will be made to Cabinet on progress in implementing the Fire Safety Review
- C. A further review of recommendations shall take place after publication of the Grenfell Report and the Royal Assent of the Building Safety Bill

Recommendations of the Fire Safety Review 2017

A. Calderdale Council Corporate Estate-

It is recommended that:

1. That an indicative contingency of up to £500,000 Council growth bid to support fire safety compliance, to be drawn on as required for the corporate estate, is established.
2. That a Building Control Senior Surveyor (with additional higher level fire safety competencies and graded PO5 – PO8 (salary range £32,486 to £35,444) be employed to support the completion and sign off of fire safety risk assessments, provide advice and guidance regarding fire safety matters including project design, provide fire safety training and consult with West Yorkshire Fire and Rescue Service.
3. The Council's current Fire Safety Policy should be reviewed to ensure future minimum standards for fire safety and access to all new buildings and acquisitions. Examples might include minimum category L2 automatic fire detection and alarm systems incorporating auto-dial to the fire brigade, provision of alternative escape routes, installation of evacuation lifts and provision of automatic water fire suppression systems.
4. Where premises are built or acquired without meeting appropriate fire standards as suggested in Recommendation 19, their omission should be subject to risk assessment documentation by project managers signed off by the Service Director.
5. Provide Area Facilities Officers and site contacts to IOSH "Fire Safety for Managers" accredited training delivered in house via the Health and Safety Team.
6. Ensure that when changes are made to existing fire precautions in corporate premises that the adapted premises continue to provide an appropriate early warning of a fire together with adequate means of escape to support the safe evacuation of the building. Documentation should remind specifiers, contractors and installers of the need to preserve fire safety when removing, altering or replacing passive fire protection.
7. Continue to support the development of the IDOX spatial database management system within budgetary frameworks.

B. Council and Partnership response

It is recommended that:

8. Operational firefighters (who are authorised under the Fire and Rescue Services Act 2004 to gather risk information regarding buildings and to establish if Responsible Persons understand their fire safety obligations) should be provided with additional training and authorisation to enable them to undertake fire safety inspections and audits on lower risk premises as a priority.

9. The Council and its partners should continue to work together to build intelligence on the profile of the private rented housing sector, particularly mill conversions, permitted conversions and HMOs.
10. The Council should develop a local emergency resilience and response plan to respond to potential fire evacuation of high-rise build based on the historic experiences of Dodge Holme Court and the learning from Grenfell.
11. All council services that work in vulnerable people's homes should discuss fire safety with residents, check for fitted working smoking alarms and make referrals (if required) to the Fire Service using the Safe & Warm Homes referral scheme for further assistance. Key target residents include:
 - those with physical or sensory impairments or learning difficulties
 - older people
 - young person's homes
 - substance misusers
 - smokers
 - those dependent upon oxygen for health
12. The Council should consider the benefit of introducing a discretionary housing licensing scheme in areas of concentrated private let residential accommodation.
13. The Council, WYFRS and other relevant partners should continue to meet and share best practice with landlords and communities to help them understand their roles and responsibilities in managing and maintaining fire safety.
14. As opportunities arise council services and WYFRS should collaborate with and share learning and good practise with wider sectors including academies, other high risk/profile buildings and the business/ retail sector.
15. The Council and its partners should continue to monitor the horizon for potential or proposed changes to building regulations or enforcement regimes. Particular focus should remain on information generated by the Grenfell Tower enquiry.

C It is recommended that registered housing providers, landlords and as relevant managing agents:

16. Ensure that Fire Risk Assessments are undertaken in line with regulatory requirements and by a competent person who has appropriate training and/or experience in carrying out fire risk assessments associated with the nature of the occupancy and type of buildings in question.
17. When undertaking fire safety risk assessments in multi storey and high-rise residential accommodation, carry out rigorous checks to ensure that compartmentation of dwellings is in good order and has not been compromised by authorised or unauthorised building modifications or utility upgrades.
18. Ensure the fire safety assessment methodology includes consideration of additional fuel loads present in the building (e.g., oxygen cylinders etc.) that existing housekeeping arrangements and procedures are satisfactory and that the necessary equipment and facilities are available.

19. Review and update evacuation policies and 'stay put' advice for multi-storey and high-rise residential accommodation in light of risk assessments and communicate this clearly to all residents.
20. Identify and ensure all existing vulnerable residents and those with mobility impairments, sensory impairments or learning difficulties, living in multi-storey and high-rise residential accommodation covered by a fire risk assessment have a personal emergency evacuation plan (PEEP) in place, together with the means of delivering that plan.
21. Ensure that systems are in place to produce personal emergency evacuation plans (PEEP's) where necessary for residents living in multi-storey and high rise residential accommodation where material changes in personal circumstances or tenancy changes.
22. Link evacuation of multi-storey and high-rise residential accommodation to effective management arrangements as part of the landlord's emergency plan for it to be effective where evacuation is necessitated. Such an evacuation plan should not rely upon the intervention of the Fire and Rescue Service to make it work.
23. Review their letting policies for multi-storey and high-rise residential accommodation in Calderdale to ensure that they are satisfied that any new placement of vulnerable residents, (specifically those residents who are infirm or have mobility impairments or learning difficulties) would not place them at additional risk in the event of a fire.

National

Cabinet Members are asked to recommend the following to the relevant government body/agent:

24. Building regulations need to be clarified and simplified in particular in respect to wall cladding systems and fire integrity of residential compartments.
25. The current building inspection regime should be reviewed, in particular, the validity of competition between Building Bodies and the potential for this to affect building standards and compliance.
26. In line with the Home Affairs Committee recommendation, asylum dispersal property inspection duties currently carried out by the Home Office should be transferred to local authorities, along with the necessary resources to carry out this function effectively.
27. Fire and Rescue Services and/or Council's should be provided with greater powers to support landlords/freeholders to:
 - a) enforce access to tenanted properties to undertake fire related works – including gas servicing and periodic safety/maintenance checks
 - b) ensure that private owners/ leaseholders in mixed tenure multi-storey and high-rise residential accommodation do not compromise the fire integrity of the building or increase the risk of harm to other occupants

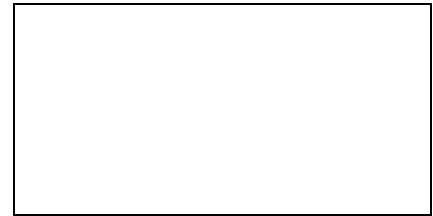
- c) ensure that private owners/ leaseholders in mixed tenure multi-storey and high-rise residential accommodation co-operate and address any fire safety concerns.

28. Whilst acknowledging the primacy of good building management and compartmentation automatic water fire suppression 'sprinkler' systems or alternative fire suppression systems should be fitted in existing and new build high rise residential accommodation and funded by central government.

Calderdale MBC

Wards Affected Sowerby Bridge

Cabinet 11th July 2022



Appropriation of Land at Wharf Street Sowerby Bridge

Report of Director, Regeneration and Strategy

1. Purpose of Report

1.1 For Cabinet to consider the appropriation of Council owned land at Wharf Street Sowerby Bridge (shown edged red on the plan attached at Appendix 1) that is to comprise open space for use as a community square, ad hoc markets and public events.

2. Need for a decision

2.1 Cabinet approval is required so that the holding power correctly reflects the future use of the land.

3. Recommendation

3.1 That Cabinet approves appropriation of the land (shown edged red on the plan attached at Appendix 1), from the existing general holding powers under the Local Government Act 1972 to open space under the Open Spaces Act 1906. The appropriation would apply only to that area of land shown edged red on the plan attached at Appendix 1.

4. Background and/or details

- 4.1 In July 2020 Cabinet agreed to the demolition of Sowerby Bridge Market and the construction of a new high quality public square as envisioned by the Sowerby Bridge Master Plan (“the Scheme”).
- 4.2 The Scheme will be delivered and funded by the Corridor Improvement Programme which will provide vehicular, pedestrian, wheelchair and cycle improvements in the vicinity.
- 4.3 On or before completion of the Scheme the land will need to be appropriated from its present statutory purpose to another statutory purpose, being for an open space for use as a community square, ad hoc markets and public events.
- 4.4 If a local authority acquires land for a statutory purpose, it must hold the land for that purpose until it either appropriates or disposes of the land in accordance with its statutory powers.
- 4.5 The land is currently held under the general holding powers under the Local Government Act 1972.
- 4.6 A general power to appropriate land is conferred on principal councils under section 122 of the Local Government Act 1972, which provides that a principal council may appropriate land:
- belonging to that council;
 - that is no longer required for the purpose for which it is held;
 - for any other purpose for which it is authorised by statute to acquire land.
- 4.7 It is considered that there are two possible options for the appropriation of the land from its existing holding power under the Local Government Act 1972, to either a public recreation ground under the Public Health Act 1875, or to open space, under the Open Spaces Act 1906.
- 4.8 Section 164 of the Public Health Act 1875 states that, for the purpose of providing places of public recreation, "any urban authority may purchase or take on lease lay out plant improve and maintain lands for the purpose of being used as public walks or pleasure grounds and may support or contribute to the support of public walks or pleasure grounds provided by any person whomsoever. Any urban authority may make byelaws for the regulation of any such public walk or pleasure ground and may by such byelaws provide for the removal from such public walk or pleasure ground of any person infringing any such byelaw by any officer of the urban authority or constable".
- 4.9 Section 20 of the Open Spaces Act 1906 states that “The expression “open space” means any land, whether enclosed or not, on which there are no buildings or of which not more than one-twentieth part is covered with buildings, and the whole of the remainder of which is laid out as a garden or is used for purposes of recreation or lies waste and unoccupied.”
- 4.10 If the land is to be appropriated for the purposes of open space, not more than 1/20th part of the land so appropriated can be covered with buildings, otherwise it falls outside the legal definition of ‘open space’. As there are no permanent

structures planned for the site there will be no issues appropriating the land for the purposes of open space.

- 4.11 On their basic descriptions within the enactments, section 20 of the Open Spaces Act 1906 has a much broader definition than section 164 under the Public Health Act 1875 therefore it is recommended to appropriate the land from the existing general holding power under the Local Government Act 1972 to open space within the meaning of the Open Spaces Act 1906.

5. Options considered

- 5.1 Option 1 – remain under current holding power.

The land needs to be held under the correct holding power to reflect the future use of the land. The current holding power – the Local Government Act 1972 - does not correctly reflect the future use of the land.

- 5.2 Option 2 – appropriate to Public Health Act 1875.

Whilst it could be possible to appropriate to this Act, it is considered that the definition is too narrow to accurately reflect the future use compared to the Open Spaces Act 1906.

- 5.3 Option 3 – appropriate to Open Spaces Act 1906. Recommended option.

Due to the broader definition of this Act which will encompass the future use, it is recommended that the land is appropriated to the Open Spaces Act 1906.

6. Financial implications

- 6.1 There are no financial implications attached to the appropriation of the land referred to in Section 4 of the report. As commented upon in paragraph 4.2 of the report, the works undertaken on the land will be funded by the Corridor Improvement Programme and provide vehicular, pedestrian, wheelchair and cycle improvements in the vicinity.

7. Legal Implications

- 7.1 A principal council can only appropriate land under section 122(1) of the Local Government Act 1972 if the land is no longer required for the purpose for which it is currently held. In reaching this decision, the local authority must consider the public need within the area for the existing use. Therefore, as long as a permanent statutory function of open space has been identified and the land is no longer required to be held under the general holding powers of the Local Government Act 1972 then the land can be appropriated. The Council's power to acquire land for open space is under section 9 of the Open Spaces Act 1906 and as such the Council has the power to appropriate land to this purpose.
- 7.2 If a decision is taken to appropriate the land for the purposes of open space, the Council would need to be mindful of the requirements in section 10 of the Open Spaces Act which states:-

“10. Maintenance of open spaces by local authority.

A local authority who have acquired any estate or interest in or control over any open space under this Act shall, subject to any conditions under which the estate, interest, or control was so acquired—

(a) hold and administer the open space in trust to allow, and with a view to, the enjoyment thereof by the public as an open space within the meaning of this Act and under proper control and regulation and for no other purpose: and

(b) maintain and keep the open space in a good and decent state and may enclose it or keep it enclosed with proper railings and gates, and may drain, level, lay out, turf, plant, ornament, light, provide with seats, and otherwise improve it, and do all such works and things and employ such officers and servants as may be requisite for the purposes aforesaid or any of them.”

- 7.3 Section 15 of the Open Spaces Act 1906 provides local authorities with special powers to make byelaws in relation to open spaces and this may be helpful to the Council with regard to the future use of the land as a community square and for ad hoc public events and markets following completion of the Scheme.

8. Human Resources and Organisation Development Implications

8.1 None.

9. Consultation

9.1 Not applicable.

10. Environment, Health and Economic Implications

10.1 None.

11. Equality and Diversity

11.1 Not applicable.

12. Summary and Recommendations

12.1 The appropriation of the land from its current holding power is required on or before completion of the Scheme to ensure it complies with the future use of the land.

12.2 It is recommended that the land be appropriated from the Local Government Act 1972 to the Open Spaces Act 1906, as this Act has the broader definition that reflects the future use of the land.

For further information on this report, contact:

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The documents used in the preparation of this report are:

1. Various documents.

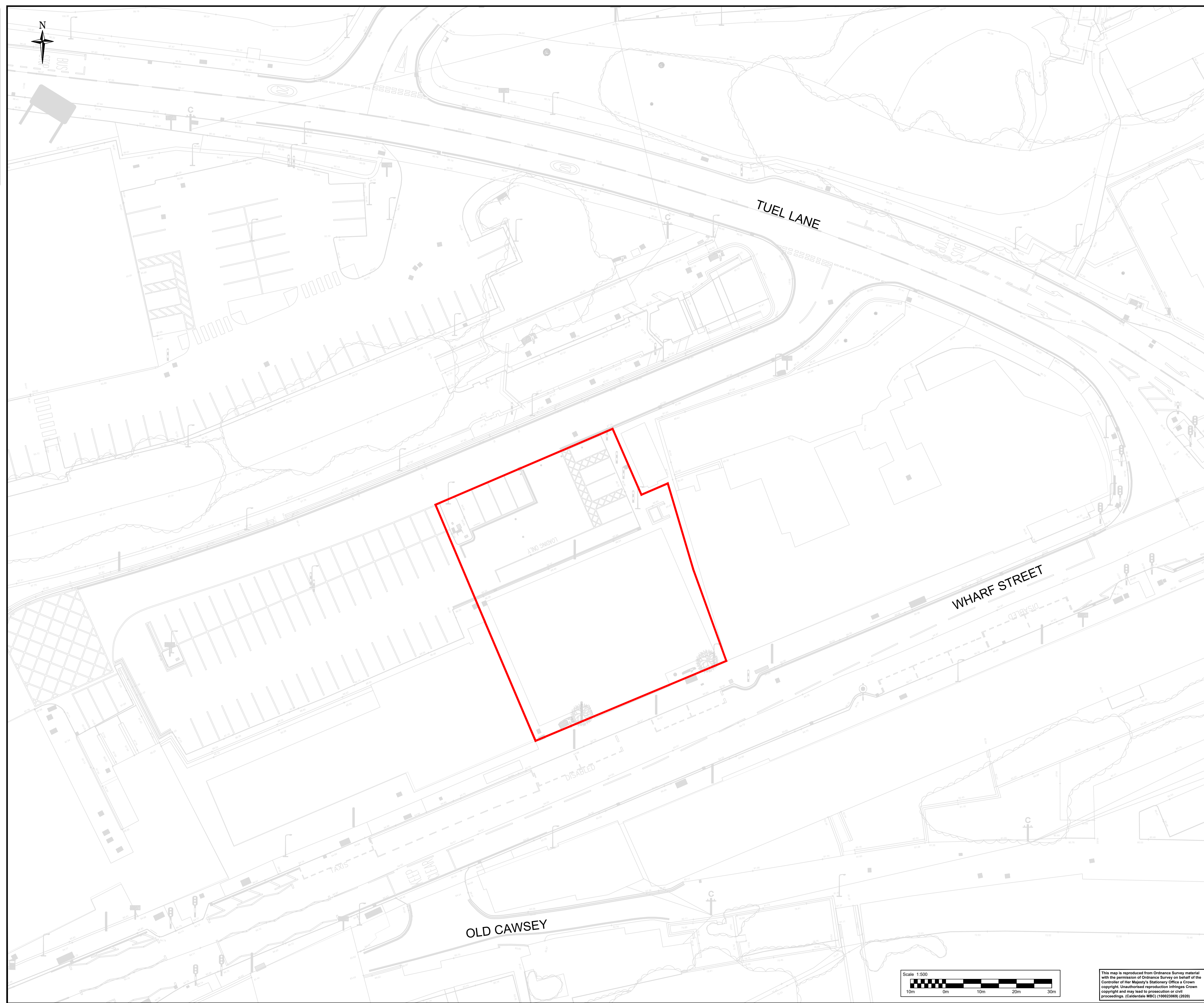
The documents are available for inspection by contacting the above named person.

DRAFT

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100
Millimetres
0 10
DO NOT SCALE

Page 59



KEY:
— RED LINE BOUNDARY (SITE AREA = 1069 m²)

NOTES:
 1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED

LOCATION PLAN

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following significant residual risks (Reference shall also be made to the design hazard log).

Construction
 Height restrictions due to the existing BT overhead cable over Church View

Maintenance / Cleaning
 (Enter "None" if applicable)

Use
 (Enter "None" if applicable)

Decommissioning / Demolition
 (Enter "None" if applicable)

Description	Status	Revision	Drawn	Checked	Reviewed	Authorised	Issue Date
Description							
Description							
Description							
Description							

FOR PLANNING PERMISSION

Description	Status	Revision	Drawn	Checked	Reviewed	Authorised	Issue Date
S0	P01.1	---	---	---	---	---	---

WORK IN PROGRESS | S0

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Calderdale Council | **West Yorkshire Combined Authority**

Client
 Calderdale Council | West Yorkshire Combined Authority

Project Title
 CALDERDALE MBC - CIP

Drawing Title
 SOWERBY BRIDGE MARKET
 SITE LOCATION PLAN

Drawing Number
 Project: CMBCCIP - ATK - LDC - A58SBC
 Type: DR - ZL - 00001

Originator
 Originator: ATK | Volume: LDC

Scale
 Scale: 1:250

Project Ref. No.
 Project Ref. No.: 5186038

Sheet
 Sheet: 1 of 1

Rev
 Rev: P01.1

Scale 1:500
 10m 0m 10m 20m 30m

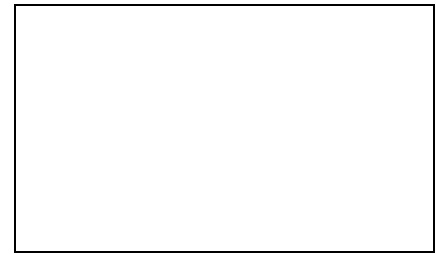
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Calderdale MBC

**Wards Affected:
All**

Cabinet



Local Plan – Main Modifications Consultation

Report of Director of Regeneration and Strategy

1. Purpose of Report

- 1.1 This report outlines the Main Modifications to the draft Calderdale Local Plan ('CLP') that the independent Planning Inspector deems are necessary to make the CLP sound and legally compliant.
- 1.2 The adoption of the Local Plan will make an important contribution to the achievement of the Council's Vision 2024 – in particular the CLP sets out a distinct vision that will enable us to grow whilst protecting and enhancing our valued landscape and heritage.
- 1.3 The CLP is fundamental to all three of the Council's Corporate priorities to 'Act on the Climate Emergency', 'Reduce Inequalities and Address Local Poverty', and 'Develop Sustainable Towns'. In relation to this the CLP will help to ensure that everyone has access to a decent home; that there are opportunities for fulfilling employment; that people can move around the district and travel beyond safely, sustainably and conveniently; and that the environment is protected and enhanced for future generations.
- 1.4 The purpose of this report is to provide Cabinet with the information required to consider the Main Modifications to the CLP, and the recommendation to agree to these and proceed to a public consultation as the next steps towards Adoption of the CLP.

2. Need for a decision

- 2.1 To secure Cabinet approval of the CLP Main Modifications and associated documents for the purposes of public consultation (Key Decision)

3. Recommendation

- 3.1 Public consultation on the Main Modifications is the next key step in the plan making process and is a necessary stage in order that the Inspector can publish her report.
- 3.2 It is recommended that:
 - Cabinet note the Inspector's judgement on the necessary Main Modifications to the CLP as set out in the Post Hearings letter (23 March 2022, Appendix 8) along with the findings of the Sustainability Appraisal and

Habitat Regulation Assessment and approve the Main Modifications and associated documents for public consultation.

- The Calderdale Local Plan: Main Modifications (Appendix 1 & 2), the modifications to the Policies Map (Appendix 7), and the updated Sustainability Appraisal (Appendix 3) and Habitats Regulations Assessment Statement (Appendix 4) are published for the purpose of representations to be made commencing on or around the 29th July 2022.
- The Calderdale Local Plan: Minor Modifications (Appendix 5 & 6) are published alongside the Main Modifications for information and comment.
- That the Director of Regeneration and Strategy be given delegated authority to make any typographical or presentational/format changes to the Main Modifications, the Sustainability Appraisal, the Habitats Regulation Assessment and the Minor Modifications to address any errors and/or improve clarity prior to the start of the consultation period.
- That all responses received are reviewed by Officers and forwarded directly to the Planning Inspectorate on behalf of the Secretary of State for consideration.

4. Background

- 4.1 The CLP was submitted to the Secretary of State in January 2019 and an independent Inspector was appointed to undertake the formal Examination of the Plan.
- 4.2 A series of Public Hearing Sessions were held over the periods 26/06/19 to 05/07/19 (Stage 1 Hearing Sessions), 6/10/20 to 4/12/20 (Stage 2 Hearing Sessions), 15/6/21 to 17/6/21 (Stage 3 Hearing Sessions), and 11/1/22 (Stage 4 Hearing Session). The timetable and format of the hearings was disrupted as a result of the Pandemic; other than the Stage 1 Hearings the Examination was conducted virtually online.
- 4.3 The Stage 1 Hearings were held in Shelf Village Hall, and focussed on legal/procedural matters, vision and strategy, housing and employment need and supply, and travellers.
- 4.4 Following on from the Stage 1 hearings the Inspector issued a Post Hearing Note in which they expressed concern that the CLP provision for housing would not adequately support the employment growth advanced by the plan and could result in higher rates of in-commuting or conversely impact on the ability of businesses to grow and develop. The Inspector went on to request that the Council consider the implications of this, and that further work in relation to housing need and requirement was likely to be necessary in order that the housing figures aligned more closely with the CLPs economic strategy.
- 4.5 The council subsequently prepared a 'Housing Requirement Update and Potential Supply' document in January 2020 (Examination Library document

reference CC39) that proposed a revised housing requirement figure and a list of potential additional housing sites to meet the new requirement.

- 4.6 Following on from the Housing Requirement Update in January 2020, the Hearing sessions of the Local Plan recommenced, and the Stage 2 Hearings took place between 6/10/20 and the 4/12/20. The Stage 2 Hearings covered the spatial development strategy, the soundness of individual site allocations, and other policy matters.
- 4.7 At the close of the Stage 2 Hearings, the Inspector issued a Post Hearings Letter, on 15/01/21. This letter set out several tasks for the council to carry out. One of the main tasks was to consult on a number of technical / evidence documents that had been published prior to the Stage 2 Hearing sessions. The full list of tasks to emerge from the Stage 2 Hearings were set out in the Council's Stage 2 Hearings Task List (Examination library document reference CC85).
- 4.8 The Inspector also indicated in the same letter that she considered that Stage 3 hearings may be necessary on transport infrastructure and housing supply, and to cover the Habitats Regulation Assessment work that had been commissioned by the Council but was not available for the Stage 2 hearings.
- 4.9 The Stage 3 hearings took place between 15/6/21 to 17/6/21 and considered matters including the Crosslee site (site ref LP0032), Garden Suburbs (site ref's LP1451 and LP1463), Housing supply, Education Infrastructure needs, and Affordable Housing.
- 4.10 Following the Stage 3 Hearings, the Inspector produced a further post hearing note which set out the Inspector's position in regard to the housing trajectory and, more specifically the lead in times to the Garden Suburbs. The Inspector's view on completion of the Stage 3 hearings was that the lead-in times for the two Garden Suburbs sites as set out in the 'Housing Trajectory Update 2021' (Examination Library document CC125) were overly optimistic and too short.
- 4.11 The Inspector requested that the Council review the lead-in times for both Garden Suburbs and produce an updated housing trajectory accordingly; she also considered that the five-year housing supply calculations in CC125 should be revisited as a consequence of the amended lead in times.
- 4.12 The Stage 4 Hearings took place on 29/9/21 and 30/9/21 and an additional Stage 4 Hearing session took place on 11/1/22. These hearings were concerned with Air Quality, Waste, Regeneration Action Areas and Housing Supply. The Hearing session on 11/1/22 focussed on Air Quality.
- 4.13 At the close of the last hearing session on 11/1/22 the Inspector set out the next steps and stated she would issue a 'Post Hearings Letter' which would outline the Inspector's views on the way forward for the Examination of the CLP.

5. Main Modifications

- 5.1 On completion of the Hearing Sessions, the Inspector produced a Post Hearing Letter (21/3/22, Appendix 8) which outlined her views on the way forward for the examination of the CLP.
- 5.2 The Inspector stated they considered that “*subject to main modifications, the Plan is likely to be capable of being found legally compliant and sound. I am also satisfied that the Duty to Cooperate has been met.*” Main Modifications are changes that are as a result of the hearing stages of the Local Plan Examination and have been suggested by the Inspector and / or the council in order to ensure a sound and legally compliant plan. The Main Modifications include amendments to policy wording and supporting text as well as some site allocations and designations.
- 5.3 Main Modifications are proposed without prejudice to the Inspector's final conclusions on the CLP which will take account of all representations submitted in response to this consultation. The Inspector will only consider representations made upon the Main Modifications. The consultation on the Main Modifications is not an opportunity to raise matters relating to other parts of the submitted CLP that have already been considered by the Inspector during the examination or to identify new modifications.
- 5.4 The suite of Modifications Documents sets out the Council’s proposed Main Modifications to the Calderdale Local Plan Publication Version (Regulation 19) dated August 2018 (Examination Library document ref SD01.1), the accompanying Appendix 1 Site Allocations Supporting Information (Examination Library document ref SD01.2) together with ‘Housing Requirement Update and Potential Supply,’ January 2020 (Examination Library document ref CC39).
- 5.5 The following table sets out a summary of the most significant modifications proposed to the Plan

Housing Requirement	Updated to 14,950 homes
Additional Housing sites identified through the Housing Requirement Update and Potential Supply Document, January 2020 (CC39)	With the exception of one additional site (LP0026), the remaining sites identified through document CC39 are considered suitable and necessary to provide an adequate supply of homes across the Plan Period
Proposed Housing Allocations deleted	The following housing sites are no longer proposed as allocations: <ul style="list-style-type: none"> • LP0026, The Gate Farm, Saddleworth Road, Greetland • LP0397, Daisy Bank, Halifax

	<ul style="list-style-type: none"> • LP0454, Land off Wheatley Road, Halifax • LP0901, Woodland Avenue, Todmorden
Proposed Employment allocation deleted and changed to Mixed Use Allocation	<ul style="list-style-type: none"> • LP0032, Land rear of Crosslee Hipperholme
Regeneration Action Areas	<ul style="list-style-type: none"> • Two previous allocations (LP 0573, Land Adjacent Mill Royd Street, Brighouse, and LP0327 Land Off Halifax Road, Todmorden) are now designations and a new policy, policy SD6a is proposed to help development regenerate the particular town centre sites.
Policy HW6 Hot Food Takeaways	<ul style="list-style-type: none"> • The policy wording is modified to refer to secondary schools only
Open Space Provision	<ul style="list-style-type: none"> • The Open Space Quantitative Standards set out in document CC111 ('Open Space Quantitative Standards and Assessment for Proposed Allocations') are incorporated into the Open Space Standards table in the Plan.
Shibden Valley Special Landscape Area	<ul style="list-style-type: none"> • The previously deleted areas (to the east of Swalesmoor Road and land to the west and north west of Northowram) are reinstated
Waste Sites Allocations Deleted	<ul style="list-style-type: none"> • The following sites are deleted as waste allocations: • WLP2, Swalesmoor Farm, Ploughcroft, Boothtown, Halifax • WLP3, Stainland Road , Salterhebble, Halifax • WLP4, Land / Premises at Wakefield Road, Brighouse

Waste Sites Allocations added	<ul style="list-style-type: none"> • W2 Lacy way, Lowfields, Elland (also allocated as a New Employment Site, LP 1223) • W3, Atlas Mill Road, Brighouse • W4, Land North of Holmfield Industrial Estate, Halifax (also allocated as a New Employment Site, LP1219 – any waste activity would only form part of the overall site)
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5.6 The following comprise the Modifications Documents:

Main Modifications Documents

- **SD01.1** - Main modifications to the Publication version of the Local Plan (August 2018) (Appendix 1 to this report)
- **SD01.2** – Main modifications to the Publication version of the Local Plan Appendix 1 ‘Sites Allocations Supporting Information’ (August 2018) (Appendix 2 to this report)

Other Documents Published for Consultation

- Local Plan Main Modifications Sustainability Appraisal (including an audit trail of previous SA work) (Appendix 3 to this report)
- Habitat Regulations Assessment (HRA) Statement on the Main Modifications (Appendix 4 to this report)
- **SD02** Modifications to the Policies Map. The policies map (SD02) is not defined in legislation as a development plan document and the Inspector has no powers to recommend main modifications directly to it. However, the role of the policies map is to illustrate geographically the application of policies in the plan. Relevant proposed changes to the submission policies map are therefore shown alongside the main modifications. (Appendix 7 to this report).

5.7 The above Main Modifications documents are published for consultation and representations are invited upon them.

Minor Modifications Documents

5.8 An additional set of modifications documents will also be published. These are known as ‘**Minor Modifications**’ and include clarifications, corrections, minor updates to text and correction of minor mapping errors to the Policies Map. These changes do not relate to the soundness of the plan and are not the subject of consultation but provided for information purposes only.

Whilst representations are not invited on these minor/additional modifications documents, should readers consider that there be factual errors these may be brought to the Council's attention (these will not be forwarded to the Inspector for her consideration).

5.9 The following are the minor modifications documents:

- Minor Modifications SD01.1 - Minor Modifications to the Publication version of the Local Plan (August 2018) (Appendix 5 to this report)
- Minor Modification SD01.2 - Minor Modifications to the Publication version of the Local Plan Appendix 1 'Sites Allocations Supporting Information' (August 2018) (Appendix 6 to this report)

5.10 All modifications are set out in the same order as the Publication CLP. Each modification has a reference number commencing MM (eg MM01). The modifications to the Policies Map (Appendix 7) are prefixed by SD02. The reason for each modification is given as per the categories below.

- **Clarification:** to provide further information or explanation to clarify policy, supporting text or site amendments
- **Update:** new information or evidence provided since the Publication Draft Local Plan
- **Correction:** amendments to correct spelling mistakes, errors and omissions

5.11 The modifications are shown as follows:

- Deleted text – strikethrough (~~example~~)
- Inserted text – underlined and italics (*example*)

6. Options considered

Option 1 – Council consults on the Main Modifications.

6.1 Public consultation on the Main Modifications is the next key step in the plan making process and is a necessary stage in order that the Inspector can publish her report.

6.2 It is recommended that Cabinet

- note the Inspector's judgement on the necessary Main Modifications to the Plan as set out in the Post Hearings letter (23 March 2022, Appendix 8) along with the findings of the Sustainability Appraisal and Habitat Regulation Assessment and approve the Main Modifications and associated documents for public consultation.
- The Calderdale Local Plan: Main Modifications (Appendix 1 & 2), the modifications to the Policies Map (Appendix 7), and the updated Sustainability Appraisal (Appendix 3) and Habitats Regulations Assessment

Statement (Appendix 4) are published for the purpose of representations to be made commencing on or around the 29th July 2022.

- The Calderdale Local Plan: Minor Modifications (Appendix 5 & 6) be published alongside the Main Modifications for information and comment.
- That the Director of Regeneration and Strategy be given delegated authority to make any typographical or presentational/format changes to the Main Modifications, the Sustainability Appraisal, the Habitats Regulation Assessment and the Minor Modifications to address any errors and/or improve clarity prior to the start of the consultation period;
- That all responses received during the consultation are reviewed by Officers and forwarded directly to the Planning Inspectorate on behalf of the Secretary of State for consideration.

Option 2 – The Council does not accept the Inspector’s Main Modifications and does not progress with the Local Plan

6.3 Pursuing this option would effectively leave the council in limbo – the Inspector would not be able to issue her final report on the CLP nor would the council be able to adopt the CLP.

6.4 Such an option would also result in the following:

- Failure to provide new homes;
- Failure to deliver new jobs
- Threat to Green Belt – a lack of an up-to-date Local Plan would result in development taking place on unsuitable, unsustainable sites and a lack of developer certainty
- Risk of intervention by the Secretary of State - The Secretary of State has a default power under the Planning and Compulsory Purchase Act 2004, section 27 (as amended) to prepare or revise and approve a development plan document for a local planning authority. If the Secretary of State considered that the Council were “failing or omitting to do anything it is necessary for them to do in connection with the preparation, revision or adoption of a development plan document”, he has the power to impose a plan on the Council.

6.5 Option 1 is therefore recommended to Cabinet so that the Main Modifications are approved for public consultation. This will enable the Council to continue the examination process and proceed to adopt the CLP in due course.

7. Consultation

7.1 Should cabinet agree option 1, the public consultation would commence on Friday 29th July until Monday 19th September.

- 7.2 The council will make all the Main Modifications documents available online and in hard copies in libraries and other council buildings. All registered consultees on the Local Plan database will be contacted at the start of the consultation period.
- 7.3 A press release will also be prepared to raise awareness of the consultation alongside notifications through the council's official social media channels.

8. Financial implications

- 8.1 It is estimated that the costs of public consultation on the Main Modifications will be approximately £1500. This is principally for printing and postage costs. The costs of the public consultation will be met from existing approved revenue budgets.
- 8.2 Adoption of the Local Plan will potentially bring a number of significant financial benefits to the Council. In particular this will support the introduction of a Community Infrastructure Levy.
- 8.3 In addition to this, the introduction of the Local Plan may also provide other financial benefits for the Council, in particular an increased Council Tax base and additional New Homes Bonus government funding.

9. Legal Implications

- 9.1 The preparation of the CLP has complied with the relevant Legislation and the Town and Country Planning (Local Planning) (England) Regulations 2012. Once adopted the CLP will form the statutory development plan for Calderdale and will be used to guide the determination of future planning applications.

10. Human Resources and Organisation Development Implications

- 10.1 There are no Human Resources implications arising from this report.

11. Consultation

- 11.1 As set out in section 7, if cabinet agrees to proceed and recommend the Main Modifications for public consultation, there will be a period of public consultation for a total of 8 weeks from 29th July until 19th September.

12. Environment, Health and Economic Implications

- 12.1 Environment, health, and economic considerations are central themes to the Local Plan. They have therefore had an important influence on the drafting of policies and identification of potential sites.
- 12.2 In relation to the above both the Submission Draft of the CLP and the Main Modifications have been subject to Sustainability Appraisal. Following discussion with the Public Health Directorate, health objectives were

incorporated into the Sustainability Appraisal template. The Submission Draft CLP was also assessed to be in compliance with the Leeds City Region Strategic Economic Plan.

13. Equality and Diversity

13.1 It is considered that the CLP will make an important contribution to the Council's priority to reduce inequality. In particular the CLP will seek to increase residents' access to suitable homes and employment.

13.2 The Submission Draft of the CLP has been subject to an Equality Impact Assessment. This assessment demonstrates that the CLP will impact positively on a wide range of equality aspects; consideration will need to be given to the organisation of the consultation in order to ensure that all sections of the community can engage with the consultation.

14. Summary and Recommendations

14.1 It is recommended that Cabinet note the Inspector's judgement on the necessary Main Modifications to the Plan as set out in the Post Hearings letter (23 March 2022, Appendix 8) along with the findings of the Sustainability Appraisal and Habitat Regulation Assessment and approve the Main Modifications and associated documents for public consultation.

14.2 The Calderdale Local Plan: Main Modifications (Appendix 1 & 2), the modifications to the Policies Map (Appendix 7), and the updated Sustainability Appraisal (Appendix 3) and Habitats Regulations Assessment Statement (Appendix 4) are published for the purpose of representations to be made commencing on or around the 29th July 2022.

14.3 The Calderdale Local Plan: Minor Modifications (Appendix 5 & 6) be published alongside the Main Modifications for information and comment.

14.4 That the Director of Regeneration and Strategy be given delegated authority to make any typographical or presentational/format changes to the Main Modifications, the Sustainability Appraisal, the Habitats Regulation Assessment and the Minor Modifications to address any errors and/or improve clarity prior to the start of the consultation period;

14.5 That all responses received during the consultation are reviewed by Officers and forwarded directly to the Planning Inspectorate on behalf of the Secretary of State for consideration.

For further information on this report, contact:

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The documents used in the preparation of this report are:

1. SD01.1 Main modifications to the Publication version of the Local Plan (August 2018)
2. SD01.2 Main Modifications to the Publication version of the Local Plan Appendix 1 'Sites Allocations Supporting Information' (August 2018)
3. Local Plan Main Modifications Sustainability Appraisal
4. Local Plan Main Modifications Habitats Regulations Assessment Statement
5. SD01.1 Local Plan Minor Modifications to the Publication version of the Local Plan (August 2018)
6. SD01.2 - Minor Modifications to the Publication version of the Local Plan Appendix 1 'Sites Allocations Supporting Information' (August 2018)
7. SD02 Modifications to the Polices Map
8. Inspector's Post Hearings Letter 23rd March 2022

The documents are available for inspection at The Town Hall Halifax

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Cabinet Report Appendix 1

CALDERDALE LOCAL PLAN

SD01.1 Main Modifications to the Publication version of the Local Plan (August 2018)

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Calderdale Metropolitan Borough Council

2022



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Chapter 5 – Presumption in Favour of Sustainable Development

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
MM1	34	Policy SD1	<p>Presumption in Favour of Sustainable Development</p> <p>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development. It will always work pro-actively, with applicants, in order to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p><u>As a means of securing sustainable development the Council will:</u></p> <ul style="list-style-type: none"> • <u>Work pro-actively with applicants in order to find solutions so that applications can be approved wherever possible;</u> • <u>When considering development proposals, take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.</u> <p>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no Local Plan relevant development plan policies relevant to the application or relevant the policies <u>which are the most important for determining the application</u> are out of date at the time of making the decision, the Council will grant permission unless: material considerations indicate otherwise. <u>This will involve</u> taking into account whether:</p> <ul style="list-style-type: none"> • Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or • Specific policies in the Framework indicate that development should be restricted. 	Update

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<ul style="list-style-type: none"> • <u>the application of policies in the National Planning policy Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or</u> • any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole. 	
MM2	34/35	Paras. 5.3 to 5.10	<p>In addition to Policy SD1 a second sustainable development policy is proposed, which has already been subject to consultation at the Core Strategy Preferred Options (2012). Taking sustainable development as the starting point Policy SD2 has been developed through comments received during the initial consultations alongside the SA, and addresses the following topic areas:</p> <ul style="list-style-type: none"> • Meeting Local Social, Economic, and Environmental Needs; • Climate Change; • Accessibility; • Environmental Protection; • Design; • Sustainable Construction; • Minimising Waste; • Health and wellbeing; <p>Meeting Local Social, Economic and Environmental Needs</p> <p>5.4 Local Plan policies will address different types of development proposals. Developments may address more than one identified need, for example a residential development may support the housing need in a particular area, and other local needs, for open space, road improvements, or other community facilities.</p>	Update

		<p>Climate Change</p> <p>5.5 Tackling climate change is fundamental to the principles of sustainable development, through both adapting to, and mitigation of, the impacts of climate change. Development needs to consider both aspects of addressing climate change; adapting to the impacts of climate change may encompass flood risk management, urban design, and biodiversity; whilst mitigating the impacts through policies that direct development towards sustainable locations that are accessible by sustainable travel, delivering energy efficient development, and generation of renewable and low carbon energy.</p> <p>Accessibility</p> <p>5.6 In order to increase accessibility to different opportunities, development should be located in sustainable locations, and which can be accessed by pedestrians, cycling, public transport, or by private car. With this in mind, mixed use developments can often make a positive contribution to sustainable development. Improvement and enhancement of green infrastructure links that encourage walking and cycling will also increase accessibility.</p> <p>Environmental Protection</p> <p>5.7 Within Calderdale, there are internationally important environmentally protected areas, the Special Protection Areas (SPA) and the Special Areas of Conservation (SAC), covering the South Pennine moorlands. Additionally there are five Sites of Special Scientific Interest (SSSI) and a number of locally important nature sites. New development should support the protection and enhancement of these areas, in order to protect these environmentally sensitive areas. In addition to biodiversity, the plan needs to reflect the importance of protecting geodiversity resources.</p> <p>Sustainable Design & Construction</p> <p>5.8 Throughout the lifetime of the plan, proposals should reflect the distinctive, local character of the area and reinforce this through high quality sustainably designed buildings, that minimise</p>	
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Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p>their impact on the planet, and make full use of sustainable construction materials. Making full use of local building materials will also support this element of sustainable development.</p> <p>Minimising Waste</p> <p>5.9 Development should reflect the principles of the waste hierarchy as described in the Waste section. This requires waste to be considered as a resource, and to ensure that disposal is seen as the last resort. All development proposals should therefore be designed with this in mind, not only during the construction phase, but also to provide suitable segregation and separation areas for occupants of developments, to improve recycling of materials.</p> <p>Health and Wellbeing</p> <p>5.10 Planning and the health of the population are closely linked. The local plan will ensure that the contribution that green spaces make towards people's health are reflected in policies; and through ensuring development delivers safe, attractive, public and private spaces, alongside the provision of both formal and informal green spaces that will help encourage more active lifestyles and social interaction. Development proposals should support Strategic Objective 8: Communities and Narrowing the Gap which aims to reduce the differences across Calderdale in terms of health, quality of life, and economic prosperity.</p>	
MM3	36	Policy SD2	<p>Sustainable Development</p> <p>All new development within Calderdale is expected to make a positive contribution to sustainable development by:</p> <ul style="list-style-type: none"> • Supporting the identified local needs of Calderdale's communities; • Addressing climate change including adaptation and mitigation; • Achieving development in accessible locations, and which can be accessed safely by a number of different travel modes; 	Clarification

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<ul style="list-style-type: none"> • Protecting and enhancing local, national and internationally important biodiversity and geo-diversity sites; • Ensuring development reflects the local and historic character of the area; • Requiring new development to be built using sustainable construction methods; • Reducing the levels of waste arising from development; • Ensuring development supports the health and well being of the local community. 	

Chapter 6 – Planning for Growth

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
MM4	37	Para 6.2	<p>The level of housing need in Calderdale has been derived using the Government's standard housing methodology, and used the most recent datasets published by the Office of National Statistics in 2016. The Plan will meet the housing need of the Borough for a period of 15 years. The Plan period is therefore 2018/19 – 2032/33. As the most up to date figures are being used, these take into account any under supply over recent years. Planning Practice Guidance is clear that when using the standard methodology for calculating housing need, there is no need to factor in previous levels of under supply as any under delivery will be reflected in the affordability adjustment.</p> <p><i>The report “Modelling the economic implications of the proposed housing requirement” produced by Turley in 2019¹, identified a requirement of 1,040 homes per annum to support the ‘policy-on plus transport’ economic growth forecast. Given the complexity and assumptions around modelling, for example, economic activity, commuting rates, population change, household formation and economic participation rates uncertainty exists about the extent to which these assumptions can be relied on. This uncertainty inevitably increases towards the end of the forecast period. Therefore, the housing requirement figure reflects the Turley research and modelling for the first ten years of the Plan period based on the ‘policy-on plus transport growth’ scenario but employs the Turley ‘baseline growth’ scenario for the final five years of the Plan period. Further modelling work undertaken by Turley on behalf of the Council to examine the implications of the recently published 2018 household projections (CC63b²) confirms that the figure of 997 dwellings per annum in “Modelling the economic implications of the proposed housing requirement” is of the level necessary to provide the labour force needed to support the ‘policy-on’ job growth scenario as it demonstrated, based on the latest demographic evidence available, that 999 dwellings per annum could be needed to support the ‘policy-on’ scenario. The difference between 997 dwellings per annum and 999 dwellings per annum is of a scale judged as being within a reasonable margin of error, inevitable in any such modelling exercise, a point referenced</i></p>	Update

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason						
			<p><i>in the relevant Planning Practice Guidance. Statutory reviews of the Local Plan will re-visit the evidence. The housing requirement figure is set out in Table 6.1 below.</i></p> <p>Add Footnote to page 37:</p> <p>1 <u>CC21: Modelling the economic implications of the proposed housing requirement, Produced by Turley for Calderdale Council, August 2019</u></p> <p>2 <u>CC63b Technical Note for Calderdale Council – Remodelling the housing needed to support job growth in Calderdale, Produced by Turley for Calderdale Council, August 2020</u></p>							
MM5	37	Table 6.1	<p>Table 6.1: Housing Need in Calderdale Requirement 2018/19 – 2032/33</p> <table border="1"> <thead> <tr> <th></th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Total <u>Housing</u> Requirement 2018/19 – 2032/33</td> <td>12,600 <u>14,950</u></td> </tr> <tr> <td>Dwellings per annum <u>Average Annual Housing Requirement</u></td> <td>840 <u>997 (rounded)</u></td> </tr> </tbody> </table>		Number	Total <u>Housing</u> Requirement 2018/19 – 2032/33	12,600 <u>14,950</u>	Dwellings per annum <u>Average Annual Housing Requirement</u>	840 <u>997 (rounded)</u>	Update
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Dwellings per annum <u>Average Annual Housing Requirement</u>	840 <u>997 (rounded)</u>									
MM6	37	6.3 -6.4	<p>Sources of Housing Supply</p> <p>6.3 Whilst the housing needs of the Borough are to be met largely from new land allocations, the Local Plan makes allowances for various aspects of housing supply that contribute to delivery, which means that the actual allocations for new land that the Plan makes are less than the overall level of housing</p>	Update						

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p>need <u>housing requirement</u>. The various components of housing land supply are discussed below and set out in the Table 6.2.</p> <p>Extant Planning Permissions – The Council’s Housing Land Availability database (HLA) has shown that at 30 September 2017, there were a total of 2,360 dwellings that have planning permission (excluding outline permissions) which had not yet been implemented. 212 of these were to be expected to be delivered in the remaining six months of 2017/18, leaving 2148 to be delivered during the Plan period. The delivery of these dwellings is an important source of supply and their implementation would contribute to meeting the housing requirement in the Borough. The Council has taken a cautious approach in placing reliance on the delivery of extant planning permissions, and recognises that some permissions will lapse or not be renewed and therefore, a 10% discount has been applied to planning permissions of less than 10 units. For proposals of 10 or more units where there are ten or more units remaining, officers have made a judgement using available intelligence to ascertain the likeliness of the scheme coming forward. After this exercise, a total of 1,888 units have been included as a source of supply in meeting Calderdale’s housing needs. These will be positioned in the housing trajectory using evidence from the SHLAA, and the assumptions made on lead in times and delivery rates discussed below.</p> <p><u>Extant Planning Permissions – The Council’s Housing Land Availability database (HLA) demonstrates that at 31st March 2021, there were a total of 3,745 dwellings with extant planning permission remaining to be built. The delivery of these dwellings is an important source of supply and will contribute to meeting the housing requirement in the Borough. The Council has applied a cautious approach in placing reliance on the delivery of extant planning permissions and excluded those that have stalled and are unlikely to progress in the plan period. Any Local Plan allocations with extant planning permission have also been excluded to avoid double counting with the land allocations source of supply. This approach provides a figure of 2,187 dwellings which the Council considers will be delivered in the plan period. These are positioned in the housing trajectory based on the Council’s knowledge of sites</u></p>	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p><i>(including from surveys of agents/landowners/developers) and reflecting the lead in times and delivery rates discussed below.</i></p> <p>Windfall Sites - Windfall sites are those which have not been specifically identified as available. The NPPF states that these may be included as a source of supply if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. The Council's justification for inclusion of a windfall allowance is set out in the Housing Technical Paper². Analysis of past windfall delivery and likely future trends has suggested the Council can include in its housing trajectory, a total of 1,294 units as a reliable source of housing delivery. <i>The 2020/21 housing trajectory update³ demonstrated that a figure of approximately 880 dwellings (98pa) was justified for the remaining 9 years of the trajectory. Windfalls are only included from Year 7 (2024/25) to avoid a potentially double count with extant planning permission.</i> No allowances are made for windfalls in the first three years as this could potentially lead to double counting with sites with planning permission. It is considered that 162 units will be delivered in years 4 and 5, and 97 units will be delivered each year between years 6 and 15. This equates to 10% <u>6.5% of the housing requirement supply to be delivered during the Plan period.</u> for Calderdale. The contribution from windfalls will continue to be monitored and will be reflected in the annual five-year supply assessments.</p> <hr/> <p>Add Footnotes to page 37:</p> <p><u>2 CC40: Housing Technical Paper, Calderdale Council, March ,2020</u></p> <p><u>3 CC125d: Annual Update for 2020/2021 Year, Housing Trajectory and Five-Year Housing Land Supply, Calderdale Council, November 2021</u></p>	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason																								
			<p>New Allocations - The remaining requirement is met through new land allocations. These are set out in Policy <i>Policies SD5-6 'Allocated Mixed use Sites' and SD7 'Allocated Housing Sites'</i>. Some of these allocations comprise of land allocations from the RCUDP.</p> <p>6.4 The following have not been included as a source of supply:</p> <p>Empty dwellings - At 25 April 2018, <u>31st December 2021</u> there were 1,782 <u>1,637</u> long term empty dwellings (defined as empty for 6 months or longer) in the Borough. In more general terms, the number of empty properties in Calderdale is falling, and the Council through its Housing Service is actively pursuing initiatives to bring these back into residential use. However, many such properties can be difficult to bring back into residential use (as documented in the Council's Empty Homes Strategy 2010-2015 <i>Housing Strategy 2021-2026</i> and reflected in the SHMA) and it is therefore difficult to quantify the contribution empty properties may make to delivering housing over the plan period and therefore a figure has not been included here for this source.</p> <p>Demolitions - demolitions have generally been low in the past and no significant levels of demolitions are currently planned, therefore no allowance has been made.</p>																									
MM7	38	Table 6.2	<p style="text-align: center;">Table 6.2: Sources of Housing Land Supply</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 45%;"></th> <th style="width: 15%;">Number</th> <th style="width: 35%;">Comments</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">A</td> <td>Housing Need (2018/19 – 2032/33)</td> <td style="text-align: center;">12,600</td> <td>15 years at 840 dwellings per year</td> </tr> <tr> <td style="text-align: center;">-</td> <td></td> <td style="text-align: center;">-</td> <td></td> </tr> <tr> <td style="text-align: center;">B</td> <td>Sources of Supply</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">-</td> <td>Extant planning permissions</td> <td style="text-align: center;">1,888</td> <td>Council's Housing Land Availability database, permissions up to 30.09.17</td> </tr> </tbody> </table>			Number	Comments	-	-			A	Housing Need (2018/19 – 2032/33)	12,600	15 years at 840 dwellings per year	-		-		B	Sources of Supply			-	Extant planning permissions	1,888	Council's Housing Land Availability database, permissions up to 30.09.17	Update
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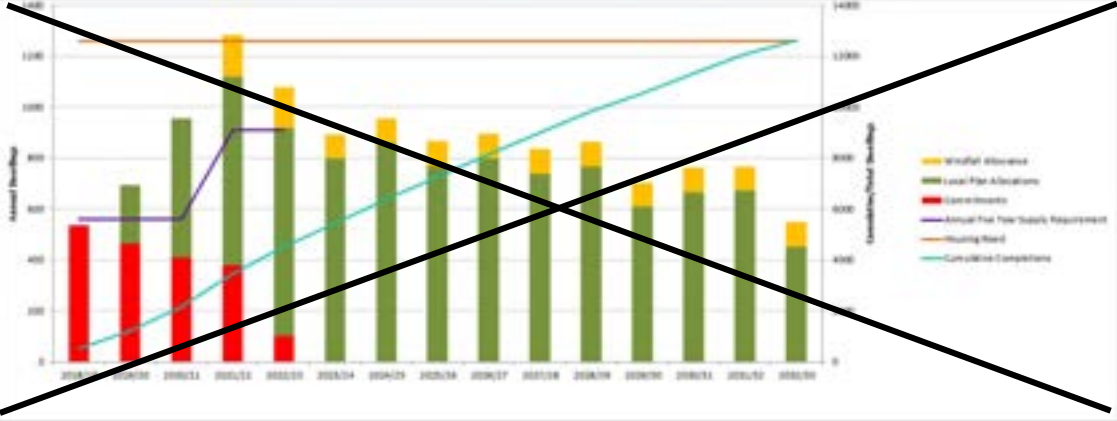
Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change			Reason																					
			-	Windfalls	1,294	162 units delivered in Years 4 & 5, and 97 units per delivered each year thereafter																					
			-	Sub total	3,182	-																					
			-	-	-	-																					
			C	Number of dwellings required on new land allocations	9,418	Housing need minus extant planning permissions and windfalls																					
<p><i>Table 6.2: Housing Requirement and Sources of Supply</i></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th><u>Dwellings</u></th> <th><u>Notes</u></th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;"><u>REQUIREMENT</u></td> </tr> <tr> <td><u>Housing Requirement 2018/19 to 2032/33</u></td> <td style="text-align: center;"><u>14,950</u></td> <td><u>Stepped Trajectory (rounded):</u> <u>500 x 8 years</u> <u>900 x 2 years</u> <u>1810 x 5 years</u> <u>(Annual Average 997)</u></td> </tr> <tr> <td colspan="3" style="text-align: center;"><u>SOURCES OF SUPPLY</u></td> </tr> <tr> <td><u>Net Completions 2018/19 to 2020/21 (Years 1 to 3)</u></td> <td style="text-align: center;"><u>1,169</u></td> <td><u>Year 1 Gross 579/Net 557</u> <u>Year 2 Gross 418/net 348</u> <u>Year 3 Gross 280/Net 264</u></td> </tr> <tr> <td><u>Extant Planning Permissions</u></td> <td style="text-align: center;"><u>2,187</u></td> <td><u>Analysis of Housing Land Availability Database (31st March 2021)</u></td> </tr> <tr> <td><u>Windfalls</u></td> <td style="text-align: center;"><u>883</u></td> <td><u>98 units over 9 years (rounded)</u></td> </tr> </tbody> </table>								<u>Dwellings</u>	<u>Notes</u>	<u>REQUIREMENT</u>			<u>Housing Requirement 2018/19 to 2032/33</u>	<u>14,950</u>	<u>Stepped Trajectory (rounded):</u> <u>500 x 8 years</u> <u>900 x 2 years</u> <u>1810 x 5 years</u> <u>(Annual Average 997)</u>	<u>SOURCES OF SUPPLY</u>			<u>Net Completions 2018/19 to 2020/21 (Years 1 to 3)</u>	<u>1,169</u>	<u>Year 1 Gross 579/Net 557</u> <u>Year 2 Gross 418/net 348</u> <u>Year 3 Gross 280/Net 264</u>	<u>Extant Planning Permissions</u>	<u>2,187</u>	<u>Analysis of Housing Land Availability Database (31st March 2021)</u>	<u>Windfalls</u>	<u>883</u>	<u>98 units over 9 years (rounded)</u>
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					<i>Years 4 to 6 not included to avoid double count with extant planning permissions.</i>	
			<i>Brownfield Land Register</i>	<i>50</i>		
			<i>SUB TOTAL</i>	<i>4,289</i>		
			<i>Dwellings required on new land allocations</i>	<i>10,661</i>	<i>Overall requirement less sources of supply</i>	
			<i>Allocations Deliverable in Plan Period</i>	<i>9239</i>	<i>Garden Suburbs add 2,105 dwellings to supply following plan period</i>	
			<i>Total Supply (Plan Period)</i>	<i>13,528</i>	<i>Allocations in Local Plan + other sources of supply</i>	
			<i>Difference (Plan Period)</i>	<i>-1422</i>	<i>Overall Requirement less Total Supply in plan period.</i> <i>Total supply, including beyond plan period, is 15,633 dwellings (excluding windfalls beyond plan period)</i>	
MM8	38	Policy SD3	<p>Housing Requirement</p> <p>Provision is made for 12,600 additional dwellings to be delivered within Calderdale between 1st April 2018 and 31st March 2033, in order to meet the housing needs of the Borough.</p> <p>Policy SD3</p> <p>Housing Requirement</p>			Update

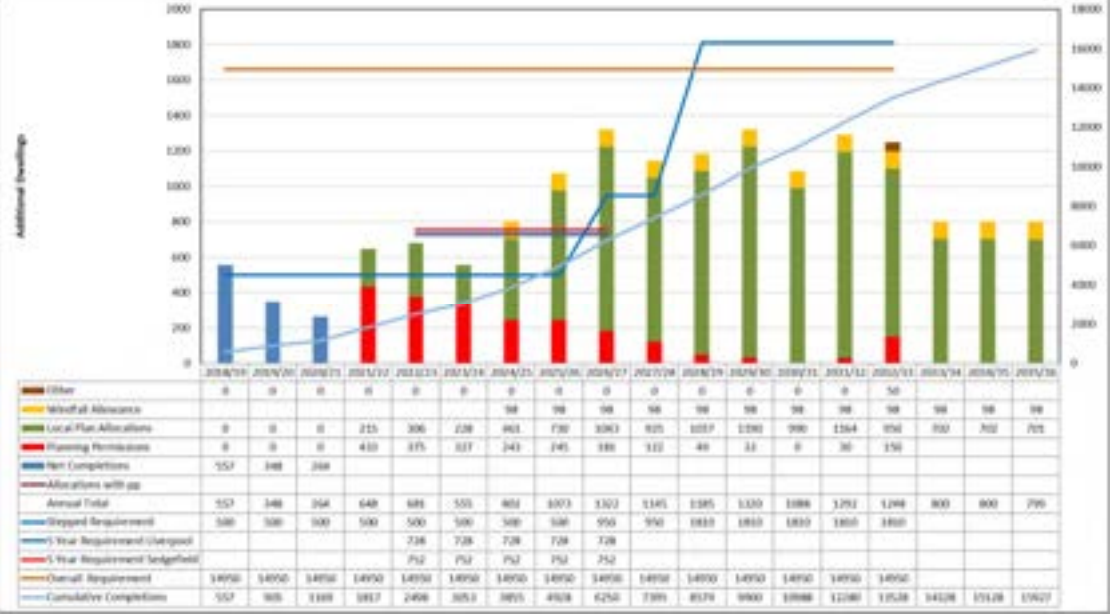
Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p><u>In order to meet the housing needs of the Borough the Council will seek to make provision to meet the housing requirement of 14,950 net additional dwellings as a minimum over the Plan period (1st April 2018 to 31st March 2033). The anticipated rate of delivery will be as follows:</u></p> <ul style="list-style-type: none"> • <u>Period 1: 2018/19 – 2025/26 = 500 dwellings per annum</u> • <u>Period 2: 2026/27 – 2027/28 = 950 dwellings per annum</u> • <u>Period 3: 2028/29 – 2032/33 = 1,810 dwellings per annum</u> 	
MM9	38/39	Paras. 6.7 – 6.8	<p>Maintaining a Supply of Deliverable Housing Sites</p> <p>6.5 National planning policy requires local planning authorities to identify and update a five-year supply of deliverable sites. This supply must include a 5% additional buffer of sites which are moved forward from later in the Plan period, or if the local authority has persistently under-delivered, the buffer should be increased to 20%. This is not an increase in the housing requirement but ensuring that more sites are available and deliverable in the first five years of the Plan, so that there is more choice and competition in the market for land and more chance of meeting the housing requirement. If the Council cannot demonstrate that it has a five-year supply of specific deliverable sites, relevant policies for the supply of housing can be considered out of date.</p> <p>6.6 The housing trajectory below indicates when sites are likely to come forward and is based on information regarding constraints, infrastructure requirements, developers' intentions and build out rates. This is not a phasing of sites but a reflection of likely delivery rates, based on analysis of historic trends in Calderdale, site specific information provided by landowners and availability and viability evidence on specific sites. Generally, information relating to sites in the latter part of the Plan period cannot be as definite as that for sites expected to come forward earlier in the Plan Period. The Council has however, identified sites for the full plan period as opposed to only broad locations for the later years. The deliverability of sites will be kept under review in order that a five-year supply of housing land is maintained.</p>	Update

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p>6.7. Given that the housing need for Calderdale is significantly higher than recent levels of delivery, it is considered appropriate to use a stepped requirement in the housing trajectory. Over the last ten years, net housing completions have averaged 451 dwellings per annum, with the lowest level of delivery of 289 units in 2016/17 and 2017/18. To meet current housing need, the borough would need a 86% increase in the level of housing delivery seen over the last ten years. Analysis of lead in times has shown that delivery on the allocations is unlikely to commence until Year 4, therefore the Council is reliant on planning permissions and allocations with permission delivering on site in the first three years of the Plan. Given the constrained land supply prior to adoption of the Plan, and the level of permissions coupled with recent housing delivery it is not considered realistic or achievable to meet the full housing need in the early years of the Plan. However, the trajectory shows that it is considered achievable to meet two thirds of the annual housing need in the first three years, with the remainder met over the last 12 years of the Plan period</p> <p><u>The Housing Trajectory</u></p> <p><u>6.7</u> <i>Given that the annual housing requirement is significantly higher in the Local Plan than the Replacement Calderdale Unitary Development Plan and the Regional Spatial Strategy there exists justification for a stepped housing trajectory. This approach 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. A stepped approach is consistent with previous plans with both the Regional Spatial Strategy and the Core Strategy Preferred Options taking this approach.</i></p> <p><u>6.7a</u> <i>The housing trajectory is therefore divided into three periods and consists of two distinct steps. A rate of 500 dwellings per annum (dpa) is employed for the first eight years of the trajectory, followed by 950 dpa for the following two years, and 1,810 dpa for the subsequent five years. The figure of 500 dpa for the early part of the plan period is ambitious and represents a boost in housing delivery compared to</i></p>	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p><u>general historic levels. Whilst the first year of the Local Plan (2018/19) saw a rise in completion levels to 555 dwellings net this has not been maintained in the subsequent two years. Setting the first period at the proposed level is therefore ambitious but demonstrates the Council's commitment to delivery. Positioning the first step up, to 950dpa, at Year 9 (2026/27) both reflects the adopted date of the Local Plan (taken as April 2022, for the trajectory to align with the most recent monitoring year) and demonstrates the Council's ambition to increase housing delivery. It assumes sites which cannot come forward prior to adoption of the Local Plan, such as those currently in the Green Belt, will either start to deliver or increase their rate of delivery. The third step up in Year 11, to 1,810 dpa, relies on these sites, along with the strategic sites, maintaining and increasing completion levels over the latter part of the Plan period. The cumulative number of dwellings resulting from the three periods, as shown in the trajectory, equates to the housing requirement figure of 14,950 dwellings. However, given the greater amount of time required to deliver large sites such as the Garden Suburbs, their delivery will extend beyond the Plan period. Future iterations of the trajectory will reflect and refine delivery for this period once definitive annual delivery levels for the Garden Suburbs have been established.</u></p> <p><u>6.7b Sites in the housing trajectory are positioned based on the best information available, including availability, constraints, infrastructure requirements, developers' intentions, viability and build out rates. Further information on delivery rates (based on analysis of historic trends in Calderdale) can be found in the Housing Technical Paper. It is not anticipated that all sites will be delivered at the point shown, since where there are sites in proximity it is normally the market which will determine the order in which they come forward, subject to any overriding infrastructure issues. Therefore, there cannot be a direct correlation between the supply demonstrated in the trajectory and its delivery. The need to demonstrate a 20% buffer in the five-year housing land supply was also a consideration. Information relating to sites in the latter part of the Plan period cannot be as definite as that for sites expected to come forward earlier in the Plan Period. The Council has however, identified sites for the full plan period as opposed to only broad locations for the later years.</u></p>	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason																																																
			<p>6.8 When demonstrating the Council can achieve a five year supply of deliverable sites, this will be based on the stepped requirement in any given five year period. Sites have been included in the trajectory in the first five years of the Local Plan because they either have full or reserved matters planning permission, have outline planning permission, are site allocations where assumptions regarding lead in times have been made or a house builder/agent has confirmed delivery of the site in the first five years, or are Council owned sites identified in a housing delivery programme.</p>																																																	
MM10	40	Picture 6.1/ Table 6.3	<p style="text-align: center;">Picture 6.1: Calderdale Housing Trajectory 2018/19 – 2032/33</p>  <p style="text-align: center;">Table 6.3: Calderdale Housing Trajectory 2018/19 – 2032/33</p> <table border="1" data-bbox="734 1257 1865 1375"> <thead> <tr> <th></th> <th>2018/19</th> <th>2019/20</th> <th>2020/21</th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> <th>2025/26</th> <th>2026/27</th> <th>2027/28</th> <th>2028/29</th> <th>2029/30</th> <th>2030/31</th> <th>2031/32</th> <th>2032/33</th> </tr> </thead> <tbody> <tr> <td>Commitments</td> <td>532</td> <td>464</td> <td>410</td> <td>380</td> <td>302</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Local Plan Allocations</td> <td>-</td> <td>231</td> <td>545</td> <td>740</td> <td>815</td> <td>797</td> <td>859</td> <td>770</td> <td>798</td> <td>738</td> <td>767</td> <td>608</td> <td>662</td> <td>671</td> <td>453</td> </tr> </tbody> </table>		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Commitments	532	464	410	380	302	-	-	-	-	-	-	-	-	-	-	Local Plan Allocations	-	231	545	740	815	797	859	770	798	738	767	608	662	671	453	Update
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33																																					
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			Windfall Allowance	-			162	162	97	97	97	97	97	97	97	97	<p style="text-align: center;"><u>CALDERDALE HOUSING TRAJECTORY 2018/19 TO 2032/33*</u></p> <p style="text-align: center;"><u>OPTION 6</u></p>
Annual Five-Year Supply Requirement	560	560	560	910	910	-	-	-	-	-	-	-	-	-	-	-	
Cumulative Total	532	1227	2182	3464	4543	5437	6393	7260	8156	8991	9855	10560	11324	12092	12642	12642	
Housing Need	12600	12600	12600	12600	12600	12600	12600	12600	12600	12600	12600	12600	12600	12600	12600	12600	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			 <p style="text-align: center;"><i>*The period beyond Year 15 (2032/33) is for indicative purposes only</i></p>	
MM11	41	Para. 6.9	<p>Five Year Supply</p> <p>6.9 The table below shows that the Council is able to demonstrate a supply of deliverable sites. As the delivery of housing over recent years in Calderdale has fallen significantly below the level of housing need, the supply of deliverable sites includes a 20% buffer which demonstrates that there is a sufficient supply of sites which can offer choice to the housing market. It should be noted that these are not additional allocations, but show that sites which have been considered likely to come forward during the middle of the plan period, are available and deliverable during the first five years. This is separate to</p>	Update

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason																												
			<p>the housing trajectory above which shows the likely delivery of individual sites, taking into account the lead in times and delivery rate assumptions.</p> <p><u>6.9 National planning policy requires local planning authorities to identify and maintain a five-year supply of deliverable sites. This must include a 5% buffer of sites moved forward from later in the Plan period, or if the local authority has persistently under-delivered, the buffer should be increased to 20%. This is the case in Calderdale. It does not increase the overall housing requirement but increases the supply deliverable in the five-year period-resulting in more choice and competition in the market. The table below demonstrates that when employing the Sedgfield approach, the council has a five-year housing land supply for the five-year period from the programmed adoption date of the Local Plan (2022).</u></p>																													
MM12	41	Table 6.4	<p style="text-align: center;">Five Year Supply</p> <p style="text-align: center;">Table 6.4: Five Year Supply Position 2018</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th style="text-align: right;">Number</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">-</td> <td></td> </tr> <tr> <td>Housing Requirement (per annum)</td> <td style="text-align: right;">840</td> </tr> <tr> <td>Five Year Housing Requirement</td> <td style="text-align: right;">4200</td> </tr> <tr> <td>20% Buffer</td> <td style="text-align: right;">840</td> </tr> <tr> <td>Total Five Year Supply Requirement + 20% Buffer</td> <td style="text-align: right;">5040</td> </tr> <tr> <td>Annual Five Year Supply Requirement + 20% Buffer</td> <td style="text-align: right;">1008</td> </tr> <tr> <td>Sources of Supply</td> <td></td> </tr> <tr> <td>Planning Permissions</td> <td style="text-align: right;">2007</td> </tr> <tr> <td>Windfalls (162pa in Years 4 & 5)</td> <td style="text-align: right;">324</td> </tr> <tr> <td>Land Allocations considered deliverable in Years 1-5</td> <td style="text-align: right;">3228</td> </tr> <tr> <td>Brownfield Land Register sites (sites in BLR either have planning permission, are allocated, or Local Plan evidence has shown them to be unviable)</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total Five Year Supply</td> <td style="text-align: right;">5559</td> </tr> <tr> <td>Number of Years Supply (including 20% Buffer)</td> <td style="text-align: right;">5.51</td> </tr> </tbody> </table>		Number	-		Housing Requirement (per annum)	840	Five Year Housing Requirement	4200	20% Buffer	840	Total Five Year Supply Requirement + 20% Buffer	5040	Annual Five Year Supply Requirement + 20% Buffer	1008	Sources of Supply		Planning Permissions	2007	Windfalls (162pa in Years 4 & 5)	324	Land Allocations considered deliverable in Years 1-5	3228	Brownfield Land Register sites (sites in BLR either have planning permission, are allocated, or Local Plan evidence has shown them to be unviable)	0	Total Five Year Supply	5559	Number of Years Supply (including 20% Buffer)	5.51	Update
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			Windfalls	294	Trajectory Years 7 to 9 = 98 x 3		
			Land Allocations	2,768	Deliverable Years 5 to 9		
			Total Five Year Supply	4,433	Sum of sources		
			Five Year Supply Figure				
			Number of Years Supply	5.90	Supply/5 Year Annual Requirement		

MM13	42	Para 6.14-6.15	<p>6.14 An Employment Land Study was undertaken in 2016/17 to provide evidence, which meets the requirements of National Planning Practice Guidance (NPPG), of the business needs within the local market, the need for land or floorspace for economic development, and an assessment of the future supply of suitable land available to meet the identified need. A selective update was undertaken before the final publication of the Study to include the most recent data release of the employment forecasts (Regional Econometrical model - WYCA, 2018). <i>It should be noted that the Employment Land Study assessed the land requirements for employment uses based on the Use Classes which existed at the time of its preparation, i.e., General Industrial (B2), Storage and Distribution (B8) and Offices (B1a), Research and Development (B1b) and Light Industry (B1c). The assessment for the specific uses within this category remains valid in this context and reflect the objective of meeting the land requirements for businesses to attain the potential growth in jobs and productivity. The former B uses have been incorporated into the new E use class of Commercial, Business and Service, and sit within the E(g) sub section. Other uses within the E class, whilst not previously considered in the assessment of the Employment Land Requirement, are considered to be ‘employment complementary’ uses (e.g retail, café/restaurant, day nurseries), and play a role in supporting the development and retention of employment premises.</i></p> <p>6.15 For clarification the term ‘Employment use’ in the policy wording refers to land, premises or floorspace which is currently used, was last used, or is proposed for future use for activities falling within the B use <u>following use</u> classes:</p> <ul style="list-style-type: none"> • B1 business offices, research and development, and light industry appropriate in residential areas, • <u>E(g): Commercial, Business, and Services: the following subcategories only are included: Offices (qi), research and development (qii), and light industry appropriate in residential areas (qiii)</u> • B2 General Industrial • B8 Storage and Distribution 	Clarification / Update
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Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			6.16 On the basis of the evidence in the Study a need to provide an additional 73 ha of land within the Plan period has been identified. The Local Plan seeks to achieve this growth by allocating sites for new development for B1 , <u>E(g)</u> , B2 and B8 employment uses, and by protecting existing employment land and premises.	

MM14	43-45	Para 6.23-6.40	<p>6.23 Forecasts for employment growth in Calderdale anticipate that the rate of change will vary <u>across</u> the industry sectors. There is currently an even proportion of jobs (full time equivalents) in <u>employment</u> (<u>E(g), B2 and B8</u>) and sectors and in non-employment sectors B type use and non B type. The employment forecasts indicate an overall increase of 8,295 jobs, over the Plan period, but the large majority (84%) are <u>not</u> in non B2, B8 and E(g) sectors. Whilst the forecasts indicate an increase in <u>E(g), B2, and B8</u> B sector jobs, the net change comprises of a decline in Manufacturing jobs, and a higher increase in Offices (B1a/b <u>E(qi) and E(qii)</u>) and Distribution (B8).</p> <p>6.24 In land use terms, this means that there is an inherent assumption within the assessment, that land and premises vacated by manufacturing companies, and becoming available for reuse, will be suitable and able to accommodate a different type of B <u>employment</u> use. This reduces the gross land requirement for new office and distribution uses but if this is not feasible the overall requirement will increase as the plan period progresses.</p> <p>6.29 The suitability of existing employment land and premises for continued employment use. Although the number of jobs in industry and manufacturing is forecast to decrease over the plan period there is still a need to provide new development opportunities for <u>E(qiii)</u>B1c/B2 uses. These should be of the size and scale necessary to enable existing businesses to expand, or optimise the benefits of consolidating operations on one site. The potential growth of existing businesses in the Borough is often hampered by constraints of location and limited accessibility, the poor condition and unsuitability of buildings to accommodate modern technology, and the lack of adjacent land for expansion.</p> <p>6.31 The suitability of current industrial land and premises for alternative development as warehousing/distribution . In calculating a net requirement of all B <u>employment</u> uses there is an in-built assumption that land that is no longer required for <u>E(qiii)</u>B1c/B2 is suitable for redevelopment for warehousing/distribution. As it is not possible to anticipate the sites where current industrial use may cease, it is difficult to assess the extent to which existing sites will be suitable in terms of size and location.</p> <p>6.34 Sources of land supply comprise the allocation of new sites in the Plan, intensification of land within the Primary Employment Areas, <u>completion of employment development since the base date of the Employment Land Study</u> and sites with a current planning permission for employment use, but remain undeveloped. In addition, 13 sites are proposed for Mixed Use development to include a</p>	Update
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			<p>proportion of B-type <u>employment</u> uses. <i>In total, there is a supply of 109 hectares of land for employment use (see table 6.8).</i></p> <p>6.38 It is estimated that the contribution of a more intensive use of existing employment land could provide an additional 9 <u>1.1</u> ha of employment land, but similarly the majority of sites identified are less than 1 ha in size, and have a limited potential except to offer small areas for expansion of existing businesses.</p> <p>6.40 New Employment Sites have been allocated to provide a total of approximately 97 <u>92</u> ha of employment land for B-class <u>employment</u> uses, of which 84 <u>73</u> ha is developable land. <i>The total amount of land allocated for employment use</i> Whilst this is greater than the 73 ha identified in the quantitative assessment, the allocations provide the opportunity to address some of the qualitative and unquantifiable aspects outlined above. It should also be noted that the current total supply of 109 ha of employment land (shown in Table 6.8) is also higher than the amount of employment land assessed as being required to meet the Borough's need (73ha). However, as outlined above, it is important to plan for flexibility, choice and uncertainties that exist.</p>																	
MM15	45	Table 6.8 to be inserted after Para 6.39	<p><u>Table 6.8 Sources of Employment Land Supply</u></p> <table border="1" data-bbox="734 1031 1774 1364"> <thead> <tr> <th data-bbox="734 1031 902 1326"><u>Local Plan Area</u></th> <th data-bbox="902 1031 1016 1326"><u>New Employment Allocations (ha)</u></th> <th data-bbox="1016 1031 1153 1326"><u>New Employment Allocations Developable Area (ha)</u></th> <th data-bbox="1153 1031 1279 1326"><u>New Mixed Use Allocations (land available for employment use)</u></th> <th data-bbox="1279 1031 1404 1326"><u>Completions (April 2016 - March 2021)</u></th> <th data-bbox="1404 1031 1563 1326"><u>Planning Permissions Not Commenced and Under Construction</u></th> <th data-bbox="1563 1031 1688 1326"><u>Intensification in Primary Employment Areas</u></th> <th data-bbox="1688 1031 1774 1326"><u>Total</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="734 1326 902 1364"><u>Halifax</u></td> <td data-bbox="902 1326 1016 1364"><u>29.16</u></td> <td data-bbox="1016 1326 1153 1364"><u>21.93</u></td> <td data-bbox="1153 1326 1279 1364"><u>1.54</u></td> <td data-bbox="1279 1326 1404 1364"><u>1.26</u></td> <td data-bbox="1404 1326 1563 1364"><u>1.94</u></td> <td data-bbox="1563 1326 1688 1364"><u>1</u></td> <td data-bbox="1688 1326 1774 1364"><u>34.9</u></td> </tr> </tbody> </table>	<u>Local Plan Area</u>	<u>New Employment Allocations (ha)</u>	<u>New Employment Allocations Developable Area (ha)</u>	<u>New Mixed Use Allocations (land available for employment use)</u>	<u>Completions (April 2016 - March 2021)</u>	<u>Planning Permissions Not Commenced and Under Construction</u>	<u>Intensification in Primary Employment Areas</u>	<u>Total</u>	<u>Halifax</u>	<u>29.16</u>	<u>21.93</u>	<u>1.54</u>	<u>1.26</u>	<u>1.94</u>	<u>1</u>	<u>34.9</u>	
<u>Local Plan Area</u>	<u>New Employment Allocations (ha)</u>	<u>New Employment Allocations Developable Area (ha)</u>	<u>New Mixed Use Allocations (land available for employment use)</u>	<u>Completions (April 2016 - March 2021)</u>	<u>Planning Permissions Not Commenced and Under Construction</u>	<u>Intensification in Primary Employment Areas</u>	<u>Total</u>													
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			<i>Brighouse</i>	<u>34.07</u>	<u>27.39</u>	<u>2.16</u>	-		<u>1.9</u>	-	<u>38.13</u>		
			<i>Elland</i>	<u>16.28</u>	<u>14.49</u>	<u>2.24</u>	-		<u>2.16</u>	-	<u>20.68</u>		
			<i>Sowerby Bridge</i>	<u>3.98</u>	<u>3.55</u>	-		<u>1.9</u>	<u>0.01</u>	-	<u>5.89</u>		
			<i>Hebden Bridge</i>	<u>0</u>	<u>0</u>	<u>0.22</u>	-		<u>0</u>	-	<u>0.22</u>		
			<i>Todmorden</i>	<u>0</u>	<u>0</u>	-	-		<u>0</u>	-	<u>0</u>		
			<i>Mytholmroyd</i>	<u>8.38</u>	<u>5.65</u>	-	-		<u>0.02</u>	-	<u>8.4</u>		
			<i>Northowram and Shelf</i>	<u>0</u>	<u>0</u>	-	-		<u>0</u>	<u>0.13</u>	<u>0.13</u>		
			<i>Ripponden</i>	<u>0.46</u>	<u>0.46</u>	-	-		<u>0.6</u>	-	<u>1.06</u>		
			<i>Totals</i>	<u>92.33</u>	<u>73.47</u>	<u>6.2</u>		<u>3.16</u>	<u>6.63</u>	<u>1.13</u>	<u>109.4</u>		
MM16	45	Para 6.41A	<p>New Para</p> <p><i>Given the wider range of uses within the E use class, there is a potential for changes of the use of new development on employment sites to occur in the future and result in the loss of employment land and premises. Whilst it is accepted that alternative uses may be employment generating, the contribution of meeting the specific employment requirements may be reduced. If appropriate, the Council will use planning conditions on granting planning permission on allocated employment sites, to restrict the use of the premises without the granting of a planning permission. This will ensure that decisions regarding the potential loss of employment land can be made within the planning process.</i></p>										Update

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason										
MM17	46	Policy SD4	<p>Policy SD4</p> <p>Provision of Land for future Employment Use Requirements</p> <p>Provision is made through land allocations to provide approximately 97 <u>92</u> ha of land for employment use purposes (within Use Classes B1E(g), B2 and B8) in order to meet the employment needs of the Borough.</p>	Update										
MM18	46	Table 6.9	<p>Table 6.9 Monitoring Provision of Employment Land</p> <table border="1" data-bbox="734 691 1877 1326"> <tbody> <tr> <td data-bbox="734 691 891 823" rowspan="2">Outcomes</td> <td data-bbox="891 691 1877 756">Provision of a supply of good quality employment land and premises</td> </tr> <tr> <td data-bbox="891 756 1877 823">Growth in jobs and GVA</td> </tr> <tr> <td data-bbox="734 823 891 1262" rowspan="4">Indicators</td> <td data-bbox="891 823 1877 927">Completion of B-use <u>employment</u> development – Net and Gross employment land <u>completions on allocated New Employment Sites</u> (ha) and premises (m²)</td> </tr> <tr> <td data-bbox="891 927 1877 1031">Amount of new land available for development (ha), Planning permissions granted <u>on allocated New Employment Sites (ha) and premises (m²)</u></td> </tr> <tr> <td data-bbox="891 1031 1877 1158">Loss of existing employment land to other uses <u>Completion of employment generating uses on allocated New Employment Sites</u></td> </tr> <tr> <td data-bbox="891 1158 1877 1262"><u>Completion of non-employment or non-employment complementary uses on allocated New Employment Sites</u></td> </tr> <tr> <td data-bbox="734 1262 891 1326"></td> <td data-bbox="891 1262 1877 1326">Number of jobs and level of GVA</td> </tr> </tbody> </table>	Outcomes	Provision of a supply of good quality employment land and premises	Growth in jobs and GVA	Indicators	Completion of B-use <u>employment</u> development – Net and Gross employment land <u>completions on allocated New Employment Sites</u> (ha) and premises (m ²)	Amount of new land available for development (ha), Planning permissions granted <u>on allocated New Employment Sites (ha) and premises (m²)</u>	Loss of existing employment land to other uses <u>Completion of employment generating uses on allocated New Employment Sites</u>	<u>Completion of non-employment or non-employment complementary uses on allocated New Employment Sites</u>		Number of jobs and level of GVA	Update
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			Targets	Provision of new employment floorspace in accordance with requirements identified in Employment Land Study and subsequent Reviews																																																
				5 year supply																																																
				Review Employment Land Study																																																
MM19	47	Paragraph 6.50	<p>6.50 <i>The table below outlines the level of new housing which is currently identified within each of the Borough's Local Plan Areas. Paragraph 6.3 explains how the allowances for windfalls and planning permissions have been calculated. The figures for the housing allocations reflect the full capacity of the sites (including revisions made during the examination process) and are different to monitoring figures which show the remaining capacity. Showing the full capacity provides a better indication of the distribution of the allocations over the Plan period. The planning permission figures reflect the position as at the end of the 2021/22 monitoring year whilst the windfalls reflect the trend at the same date but cover the full plan period. These figures do not therefore align with those in Table 6.2 above, which reflects the remaining capacity as at the end of the 2021/22 monitoring year. The Annual Monitoring Reports, unlike Table 6.10, will include completions and align all the sources of supply to the remaining capacity at the end of each monitoring year (31st March).</i></p>				Update																																													
MM20	47	Table 6.10	<p>Table 6.10 Distribution of Housing Growth by Local Plan Area</p> <table border="1"> <thead> <tr> <th>Local Plan Area</th> <th>New Housing Allocations</th> <th>Planning Permissions</th> <th>Windfalls</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Halifax</td> <td>2,876</td> <td>775</td> <td>604</td> <td>4,255</td> </tr> <tr> <td>Brighouse</td> <td>4,633</td> <td>183</td> <td>152</td> <td>4,968</td> </tr> <tr> <td>Elland</td> <td>484</td> <td>174</td> <td>163</td> <td>821</td> </tr> <tr> <td>Sowerby Bridge</td> <td>350</td> <td>183</td> <td>18</td> <td>551</td> </tr> <tr> <td>Hebden Bridge</td> <td>67</td> <td>77</td> <td>24</td> <td>168</td> </tr> <tr> <td>Todmorden</td> <td>311</td> <td>234</td> <td>137</td> <td>682</td> </tr> <tr> <td>Mytholmroyd</td> <td>74</td> <td>45</td> <td>20</td> <td>139</td> </tr> <tr> <td>Northowram and Shelf</td> <td>595</td> <td>86</td> <td>19</td> <td>700</td> </tr> </tbody> </table>				Local Plan Area	New Housing Allocations	Planning Permissions	Windfalls	Total	Halifax	2,876	775	604	4,255	Brighouse	4,633	183	152	4,968	Elland	484	174	163	821	Sowerby Bridge	350	183	18	551	Hebden Bridge	67	77	24	168	Todmorden	311	234	137	682	Mytholmroyd	74	45	20	139	Northowram and Shelf	595	86	19	700	Update
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			<table border="1"> <tr> <td>Ripponden</td> <td>70</td> <td>131</td> <td>157</td> <td>358</td> </tr> <tr> <td>TOTALS</td> <td>9,460</td> <td>1,888</td> <td>1,294</td> <td>12,642</td> </tr> </table>					Ripponden	70	131	157	358	TOTALS	9,460	1,888	1,294	12,642																																														
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MM21	48	Para 6.51	The distribution of potential employment sites for B-type <u>employment</u> uses across the Borough is focused in areas of the strongest market demand, which are also those where the better quality, and also larger sites, are available. The majority of sites are located in the south-east of the Borough and in Halifax. The availability of suitable employment land has limited the potential to allocate sites in other areas, particularly in the Upper Valley. It is therefore essential to protect existing employment areas and encourage small developments of <u>E(qi/iii) B1a/c</u> compatible with other uses to provide increased job opportunities in such areas.	Update																												
MM22	48	Table 6.11	<p>Table 6.11 Distribution of Potential Employment Allocations by Local Area</p> <table border="1" data-bbox="741 715 1704 1318"> <thead> <tr> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> <tr> <th></th> <th></th> <th></th> <th>Total</th> <th>Brownfield</th> <th>Greenfield</th> <th>Mixed</th> </tr> </thead> <tbody> <tr> <td>Halifax</td> <td>14</td> <td>29.34</td> <td>21.68</td> <td>6.91</td> <td>11.51</td> <td>3.26</td> </tr> <tr> <td>Brighouse</td> <td>5</td> <td>35.7</td> <td>31.34</td> <td>1.94</td> <td>28.87</td> <td>0.53</td> </tr> </tbody> </table>											Total	Brownfield	Greenfield	Mixed	Halifax	14	29.34	21.68	6.91	11.51	3.26	Brighouse	5	35.7	31.34	1.94	28.87	0.53	Update
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			Elland	8	18.6	18.57	3.04	10.79	4.74		
			Sowerby Bridge	1	3.98	3.55		3.55			
			Hebden Bridge	0	0	0					
			Todmorden	0	0	0					
			Mytholmroyd	1	8.38	-7.63			7.63		
			Northowram and Shelf	0	0	0					
			Ripponden	1	-1.33	1.33	1.33				
			Total	30	97.3	84.1	13.22	54.72	16.16		
			<i>Table 6.11 Distribution of New Employment Allocations by Local Area</i>								

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MM23	49	Table 6.12	<p align="center">Table 6.12: Status of Local Plan Allocations – Greenfield/Brownfield</p> <table border="1"> <thead> <tr> <th rowspan="2">–</th> <th colspan="2">Housing</th> <th colspan="2">Employment</th> <th colspan="2">Mixed Use</th> <th colspan="2">Garden Suburbs</th> <th colspan="2">Total</th> </tr> <tr> <th>Ha</th> <th>%</th> <th>Ha</th> <th>%</th> <th>Ha</th> <th>%</th> <th>Ha</th> <th>%</th> <th>Ha</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Brownfield</td> <td>29.9</td> <td>14</td> <td>21.2</td> <td>21.8</td> <td>14.5</td> <td>94.3</td> <td>0</td> <td>0</td> <td>65.6</td> <td>13</td> </tr> <tr> <td>Greenfield</td> <td>177.9</td> <td>86</td> <td>76.1</td> <td>78.2</td> <td>0.88</td> <td>5.7</td> <td>203.9</td> <td>100</td> <td>458.8</td> <td>87</td> </tr> </tbody> </table>	–	Housing		Employment		Mixed Use		Garden Suburbs		Total		Ha	%	Ha	%	Ha	%	Ha	%	Ha	%	Brownfield	29.9	14	21.2	21.8	14.5	94.3	0	0	65.6	13	Greenfield	177.9	86	76.1	78.2	0.88	5.7	203.9	100	458.8	87	Update																							
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			TOTAL	207.8	-	97.3	-	15.38	-	203.9	-	524.4	-	
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				<i>Ha</i>	<i>%</i>	<i>Ha</i>	<i>%</i>	<i>Ha</i>	<i>%</i>	<i>Ha</i>	<i>%</i>	<i>Ha</i>	<i>%</i>	
			<i>Brownfield</i>	<u>30.3</u>	<u>11.4</u>	<u>16.1</u>	<u>17.4</u>	<u>17.3</u>	<u>71.1</u>	<u>0</u>	<u>0</u>	<u>63.7</u>	<u>10.9</u>	
			<i>Greenfield</i>	<u>236.4</u>	<u>88.6</u>	<u>76.3</u>	<u>82.6</u>	<u>7.0</u>	<u>28.9</u>	<u>203.4</u>	<u>100</u>	<u>523.1</u>	<u>89.1</u>	
			TOTAL	<u>266.6</u>	<u>100</u>	<u>92.4</u>	<u>100</u>	<u>24.3</u>	<u>100</u>	<u>203.4</u>	<u>100</u>	<u>566.8</u>	<u>100</u>	

Chapter 7 – Sites For Employment

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM24	52	Policy SD5	<p>Allocated Employment Sites</p> <p>The following sites are allocated to provide land for employment purposes within use Classes B1, B2 and B8, and are indicated on the Policies Map.</p> <p>Proposals <u>for development</u> within <u>the specified Appropriate Uses</u> Use Classes B1, B2 and B8 will be permitted provided that the proposed development:-</p> <ol style="list-style-type: none"> 1. does not create any unacceptable impacts on the environment, amenity, safety, highway, or other relevant considerations; and 2. is not piecemeal development that would prejudice the comprehensive development of the site; and 3. is consistent with other relevant policies in the Local Plan. <p><u>Where evidence demonstrates that proposals for development within the specified Appropriate Uses is not viable, consideration will be given to alternative employment or employment complementary uses provided that the proposal complies with the criteria (1-3) listed above.</u></p> <p>Proposals for employment uses not within Use Classes B1, B2 and B8 <u>non-employment or non-employment complementary uses</u> will be resisted and only be supported in exceptional circumstances where the proposal is justified and complimentary (in terms of size and function) to Use Classes B1, B2, and B8 <u>employment and employment complementary uses.</u></p> <p><u>Planning applications will need to address the issues identified in Appendix 1.</u></p>	Clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason																																				
			<p><i>The following sites are allocated to provide land for employment purposes within use Classes E(q), B2 and B8, and are indicated on the Policies Map. In appropriate circumstances, planning permission granted on allocated sites will be conditioned to limit future changes of use under permitted development rights.</i></p> <p>Policy SD5 Allocated Employment Sites - Brighouse</p> <table border="1"> <thead> <tr> <th>Local Plan site ref.</th> <th>Location</th> <th>Gross Site area (ha)</th> <th>Develop-able Area (ha)</th> <th>Appropriate B Uses</th> <th>Total B Employment Floorspace Indicative (sq m)</th> </tr> </thead> <tbody> <tr> <td>LP0032 Supporting Information</td> <td>Land to the rear of Crosslee PLC, Brighouse Road, Hipperholme, Brighouse, HX3 8DE</td> <td>1.94</td> <td>1.94</td> <td>B1e</td> <td>7,760</td> </tr> <tr> <td>LP0332 Supporting Information</td> <td>Brow Mills Industrial Estate, Brighouse Road, Hipperholme, Brighouse</td> <td>0.53 <u>0.52</u></td> <td>0.53 <u>0.52</u></td> <td>B1e <u>E(qiii)</u>, B2</td> <td>1,836</td> </tr> <tr> <td>LP0585 Supporting Information</td> <td>Land west of, Anchor Place, Brighouse</td> <td>0.82</td> <td>0.80</td> <td>B1e <u>E(qiii)</u></td> <td>2,800</td> </tr> <tr> <td>LP1232 Supporting Information</td> <td>Land at, Wakefield Road/Clifton Common, Clifton, Brighouse, HD6</td> <td>25.42 <u>25.33</u></td> <td>21.38 <u>21.27</u></td> <td><u>E(q)</u>, B2, B8,</td> <td>49,177 <u>45,789</u></td> </tr> <tr> <td>LP1618 Supporting Information</td> <td>Land west of, Huddersfield Road, Brighouse, HD6 3RT</td> <td>7.00 <u>7.39</u></td> <td>6.69 <u>4.81</u></td> <td>B2, B8</td> <td>24,430 <u>15,000</u></td> </tr> </tbody> </table>	Local Plan site ref.	Location	Gross Site area (ha)	Develop-able Area (ha)	Appropriate B Uses	Total B Employment Floorspace Indicative (sq m)	LP0032 Supporting Information	Land to the rear of Crosslee PLC, Brighouse Road, Hipperholme, Brighouse, HX3 8DE	1.94	1.94	B1e	7,760	LP0332 Supporting Information	Brow Mills Industrial Estate, Brighouse Road, Hipperholme, Brighouse	0.53 <u>0.52</u>	0.53 <u>0.52</u>	B1e <u>E(qiii)</u> , B2	1,836	LP0585 Supporting Information	Land west of, Anchor Place, Brighouse	0.82	0.80	B1e <u>E(qiii)</u>	2,800	LP1232 Supporting Information	Land at, Wakefield Road/Clifton Common, Clifton, Brighouse, HD6	25.42 <u>25.33</u>	21.38 <u>21.27</u>	<u>E(q)</u> , B2, B8,	49,177 <u>45,789</u>	LP1618 Supporting Information	Land west of, Huddersfield Road, Brighouse, HD6 3RT	7.00 <u>7.39</u>	6.69 <u>4.81</u>	B2, B8	24,430 <u>15,000</u>	
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Modification Reference	Page	Para/Table/Box/Policy	Tracked change					Reason
			Policy SD5 Allocated Employment Sites - Elland					
			Local Plan site ref.	Location	Gross Site area (ha)	Develop-able Area (ha)	Appropriate B Uses	Total B Employment Floorspace Indicative (sq m)
			LP0009 Supporting Information	Land to the South of premises on Lowfields Way, Elland	3.08	3.08 2.88	B1c, E(qiii) B2 and B8	16,615 10,615
			LP0021 Supporting Information	Land at Ainley Top, Brighthouse Road, Ainley Top, Elland	4.60 4.58	4.60 3.05	B1c-E(qiii) and B2	16,030 12,120
			LP0025 Supporting Information	Land to the south of Dewsbury Road, Adj Copperas Cottages, Elland	1.66	1.66	B2 and B8	5,804
			LP0059 Supporting Information	Land to west of Medical Centre, Stainland Road, West Vale, Elland, HX4 8BD	0.30 0.27	0.27	B1a E(qi)	1,080
			LP0355 Supporting Information	Ainleys Industrial Estate, Ainley Bottom, Elland	0.33	0.33	B1c E(qiii) B2	1,156
			LP0960 Supporting Information	Land off, South Lane, Elland	5.86	5.86	B1c/E(giii) , B2, B8	20,511
			LP1223 Supporting Information	Lowfields, Lacy Way, Elland	2.27 2.26	2.27 2.26	B1c/E(qiii) , B2, B8	7,911

Modification Reference	Page	Para/Table/Box/Policy	Tracked change					Reason	
			LP1443 Supporting Information	Land between, Wistons Lane and Jubilee Way, Elland	0.50	0.50	B1e <u>E(qiii)</u>	1,756	
Policy SD5 Allocated Employment Sites - Halifax									
Local Plan site ref.		Location	Gross Site area (ha)	Developable Area (ha)	Appropriate B Uses	Total B Employment Floorspace Indicative (sq m)			
LP0105 Supporting Information		Land at, Listers Road, Shibden, Halifax, HX3	0.30 <u>0.29</u>	0.30 <u>0.29</u>	B2	1,038			
LP0409 Supporting Information		Land off, Bob Lane/Hubert Street, Highroad Well, Halifax	0.71	0.71	B1e <u>E(qiii)</u>	2,135			
LP0472 Supporting Information		Land off, Lilly Lane, Halifax	0.78	0.61 <u>0.62</u>	B2	2,135			
LP0805 Supporting Information		Holmfield railway line, Holdsworth Road, Holmfield, Halifax	1.37 <u>1.40</u>	1.37 <u>1.40</u>	B2, B8	4,762 <u>4760</u>			
LP0976 Supporting Information		Clarence Mill, Pellon lane, Halifax	0.43	0.43	B1e <u>E(qiii)</u> / B2	1,506			
LP1018 Supporting Information		West of Holmfield Industrial Estate, Riley Lane & Holdsworth Road, Holmfield, Halifax, HX2 9TN	6.10 <u>6.08</u>	4.32 <u>4.30</u>	B1e <u>E(qiii)</u> / B2, B8	15,086			

Modification Reference	Page	Para/Table/Box/Policy	Tracked change					Reason	
			LP1133 Supporting Information	Land off, Sedbergh Road and Siddal New Road, Halifax, HX3 9HB	4.37 4.35	2.87 2.86	B1e E(qiii) /B2	9,978	
			LP1134 Supporting Information	Shaw Lodge Mill Complex, Shaw Lane, Halifax	1.32 1.16	1.05	B1a/e E(q)	4,600	
			LP1203 Supporting Information	Star Garage, Wakefield Road, Copley, Halifax, HX3 OTD1.01	1.01	0.52	B1e E(qiii) /B2, B8	1,820	
			LP1217 Supporting Information	Land and Premises, Holmfield Industrial Estate, Holmfield, Halifax, HX2 9TN	1.31 1.30	1.31 1.30	B1e E(qiii) /B2, B8	4,900 4,585	
			LP1218 Supporting Information	Land to South east of, Holmfield Industrial Estate, Holmfield, Halifax	0.48 0.51	0.48 0.41	B1e E(qiii) /B2, B8	1,680 1,560	
			LP1219 Supporting Information	North of Holmfield Industrial Estate, Holmfield Industrial Estate, Halifax	6.85 6.82	6.28 6.25	B1e E(qiii) /B2, B8	21,771	
			LP1231 Supporting Information	Shay Lane, Ovenden, Halifax, HX3 6RR	3.91 3.93	1.19 1.61	B2, B8	4,166 5,565	
			LP1433 Supporting Information	Land off, Old Lane, Halifax	0.38 0.39	0.24	B1e E(qiii)	840	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change					Reason
			Policy SD5 Allocated Employment Sites - Mytholmroyd					
			Local Plan site ref.	Location	Gross Site area (ha)	Develop-able Area (ha)	Appropriate B Uses	Total B <u>Employment</u> Floorspace Indicative (sq m)
			LP1622 Supporting Information	Top Land, Cragg Vale, Hebden Bridge, HX7 5RW	8.38	7.63 5.65	B1, E(qiii), B2, B8,	29,330 13,944
			Policy SD5 Allocated Employment Sites - Ripponden					
			Local Plan site ref.	Location	Gross Site area (ha)	Develop-able Area (ha)	Appropriate B Uses	Total B <u>Employment</u> Floorspace Indicative (sq m)
			LP1640 Supporting Information	Zodian House, Station Road, Sowerby Bridge, HX6 3AF	1.33 0.46	1.33 0.46	B1 E(q)/B2	5,280 1812
			Policy SD5 Allocated Employment Sites – Sowerby Bridge					
			Local Plan site ref.	Location	Gross Site area (ha)	Develop-able Area	Appropriate B Uses	Total B <u>Employment</u> Floorspace Indicative (sq m)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change						Reason
			LP1220 Supporting Information	Adjacent Lloyds, Wakefield Road, Copley, Halifax	3.98	3.55	B1a/B1b/ E(q) , B8	20,413	


Chapter 8 – Sites For Mixed Use

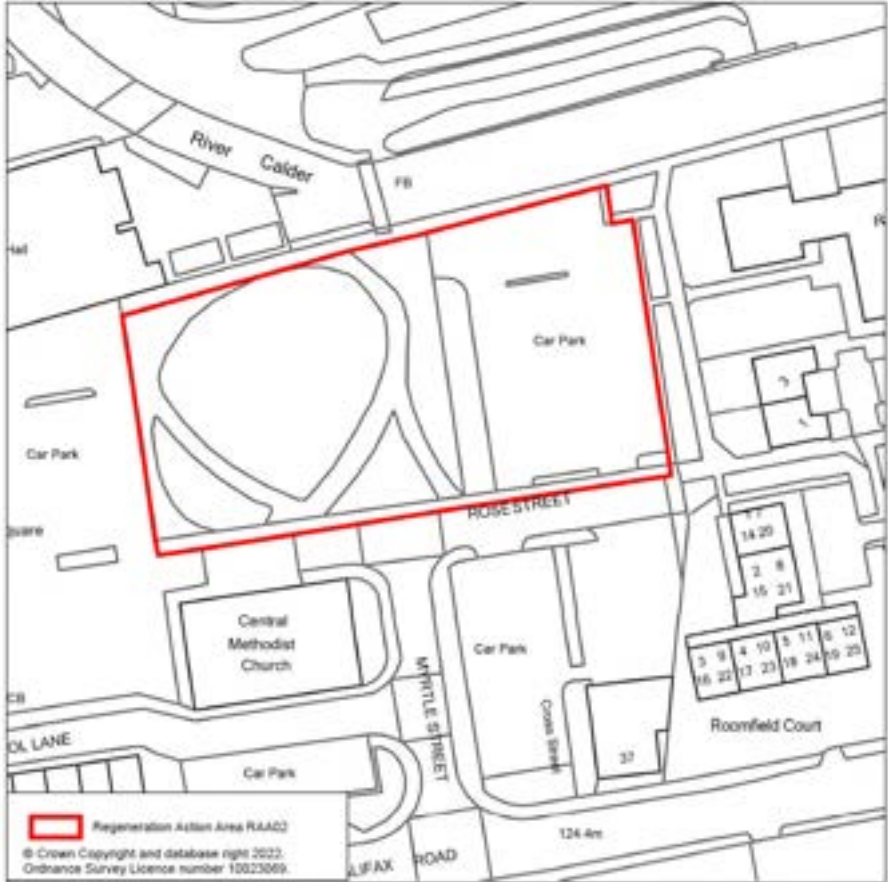
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM25	56	Policy SD6	<p>Allocated Mixed Use Sites</p> <p>The following sites are allocated to provide land for development of a range of mixed uses, and are indicated on the Policies Map.</p> <p>Proposals including a mix of the Use Classes specified will be permitted provided that the proposed development:-</p> <ol style="list-style-type: none"> 1. relates well in scale and character to the locality; and 2. does not create any unacceptable impacts on the environment, amenity, safety, highway, or relevant considerations; and 3. is not piecemeal development that would prejudice the comprehensive development of the site, and 4. is consistent with Policies for Retail and Town Centres, and other relevant policies in the Local Plan. <p>Proposals to develop a Mixed Use site for a single use, or which include a disproportionately high amount of a one particular use will only be permitted in exceptional circumstances. Such applications will need to be justified in terms of their non-suitability for mixed use development, or their contribution to the overall mix of uses in the local area, or their inclusion within a wider regeneration project where added benefits can be justified.</p>	Clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason																														
			<p><i>Where evidence demonstrates that proposals for development within the specified Appropriate Uses is not viable, consideration will be given to alternative uses provided the proposal maintains a mix of uses (unless exceptional circumstances apply as above) and the proposal complies with the criteria (1-4) listed above.</i></p> <p>Ancillary uses will also be acceptable providing that they are compatible with other proposed uses on site, and adjacent uses in the locality, and proposals must comply with the criteria (1-4) listed above. <i>Planning applications will need to address the issues identified in in Appendix 1.</i></p>																															
MM26	57		<p>Policy SD6 Allocated Mixed Use Sites - Brighouse</p> <table border="1"> <thead> <tr> <th>Local Plan site reference</th> <th>Location</th> <th>Gross Site area (ha)</th> <th>Appropriate Uses</th> <th>Total B Employment Indicative Floorspace (sq.m)</th> <th>Total No. of dwellings</th> </tr> </thead> <tbody> <tr> <td><u>LP0032</u> Supporting Information</td> <td><u>Land at the former Crosslee PLC, Brighouse Road, Hipperholme, Brighouse HX3 8DE</u></td> <td>10.89</td> <td>B2, B8, C2, C3, E(a), E(qiii), F1</td> <td>7620</td> <td>188</td> </tr> <tr> <td>LP0579 Supporting Information</td> <td>126- 128, Bradford Road, Brighouse</td> <td>0.42</td> <td>B1a, C3, D E</td> <td>2000</td> <td>60</td> </tr> <tr> <td>LP0771 Supporting Information</td> <td>Firth's Carpets, 432 Bradford Road, Bailiff Bridge, Brighouse</td> <td>0.61</td> <td>A1, C3</td> <td>0</td> <td>30</td> </tr> </tbody> </table> <p>Policy SD6 Allocated Mixed Use Sites - Elland</p> <table border="1"> <thead> <tr> <th>Local Plan site reference</th> <th>Location</th> <th>Gross Site area (ha)</th> <th>Appropriate Uses</th> <th>Total B Employment Indicative Floorspace (sq.m)</th> <th>Total No. of dwellings</th> </tr> </thead> <tbody> </tbody> </table>	Local Plan site reference	Location	Gross Site area (ha)	Appropriate Uses	Total B Employment Indicative Floorspace (sq.m)	Total No. of dwellings	<u>LP0032</u> Supporting Information	<u>Land at the former Crosslee PLC, Brighouse Road, Hipperholme, Brighouse HX3 8DE</u>	10.89	B2, B8, C2, C3, E(a), E(qiii), F1	7620	188	LP0579 Supporting Information	126- 128, Bradford Road, Brighouse	0.42	B1a, C3, D E	2000	60	LP0771 Supporting Information	Firth's Carpets, 432 Bradford Road, Bailiff Bridge, Brighouse	0.61	A1, C3	0	30	Local Plan site reference	Location	Gross Site area (ha)	Appropriate Uses	Total B Employment Indicative Floorspace (sq.m)	Total No. of dwellings	Update
Local Plan site reference	Location	Gross Site area (ha)	Appropriate Uses	Total B Employment Indicative Floorspace (sq.m)	Total No. of dwellings																													
<u>LP0032</u> Supporting Information	<u>Land at the former Crosslee PLC, Brighouse Road, Hipperholme, Brighouse HX3 8DE</u>	10.89	B2, B8, C2, C3, E(a), E(qiii), F1	7620	188																													
LP0579 Supporting Information	126- 128, Bradford Road, Brighouse	0.42	B1a, C3, D E	2000	60																													
LP0771 Supporting Information	Firth's Carpets, 432 Bradford Road, Bailiff Bridge, Brighouse	0.61	A1, C3	0	30																													
Local Plan site reference	Location	Gross Site area (ha)	Appropriate Uses	Total B Employment Indicative Floorspace (sq.m)	Total No. of dwellings																													

Modification Reference	Page	Para/Table/Box/Policy	Tracked change						Reason
			LP0509 Supporting Information	Land and Buildings opposite B & M, Dewsbury Road, Elland	1.90	A1, B1a, B1c, D E(giii) /B2, C3	4908 5000	0 90	
			LP1088 Supporting Information	West Vale Works, Stainland Road, West Vale, Greetland, Elland, HX4 8BB	0.80	B1a, C3, E(a)	3660-1,680	14 8	
			LP1123 Supporting Information	Kinnaird Close, Elland	1.73	B1, E(a), C3	6,920 4300	38 68	
Policy SD6 Allocated Mixed Use Sites - Halifax									
							Total B Employment Indicative Floorspace (sq.m)	Total No. of dwellings	
			LP0264 Supporting Information	Car Park Between, Well Lane / King Street, Halifax	0.39	B1a E(qi), C3	3600 1417	10 40	
			LP0289 Supporting Information	Land off, King Cross Street, Halifax, HX1 2SH	0.42 0.41	A1, B1a, C3, D, E(a), E(qi)	2150 684	10 26	
			LP0370 Supporting Information	Land off, Armitage Road, King Cross, Halifax	0.26	A1, B1a, D E(a), E(qi)	520	0	
			LP0749 Supporting Information	Stoney Royd Mill Albion Mills, Bailey Hall Road, Halifax	1.52 1.51	C3, other, E(qi)	1699	79 56	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change						Reason
			LP1170 Supporting Information	Mulcture Hall Road, Halifax	3.24 3.23	E(qiii), C3	3000 2630	42 131	
			LP1287 Supporting Information	Northgate House / Central Library, Northgate, Halifax	0.92	A1, A2, A3, B1, C1, C3, D	-	40	
			LP1292 Supporting Information	Cow Green Car Park, Halifax	0.34	A1, C3	0	141	
			LP1431 Supporting Information	Former Mayfield Garage, Queens Road, King Cross, Halifax	0.87	A1, B1/B2, C3, E D E(qi)	3480	17	
			LP1632 Supporting Information	Horton Street, Halifax	1.56	A1, B1, C3, D E(qiii)	4680 2945	47 97	
			Policy SD6 Allocated Mixed Use Sites – Hebden Bridge						
			Local Plan site reference	Location	Gross Site area (ha)	Appropriate Uses	Total B Employment Indicative Floorspace (sq.m)	Total No. of dwellings	
			LP0922 Supporting Information	Former Hebden Bridge Fire Station	0.37	B1a, C3, E	2220 2213	11 12	
MM27	59	Policy SD6a	<p><u>Regeneration Action Areas</u></p> <p><u>Two areas of land are designated Regeneration Action Areas and identified on the Policies map. These are:</u></p> <ul style="list-style-type: none"> • <u>RAA01 - Land adjacent Mill Royd Street, Brighouse.</u> 						Update

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			 <ul style="list-style-type: none"> <li data-bbox="757 1350 1279 1377">• <u>RAA02 – Land off Halifax Road, Todmorden.</u> 	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			 <p><i>The Regeneration Action Areas designation presents a significant opportunity to contribute to the regeneration of the town centres of Brighouse and Todmorden. The land contained in both designations</i></p>	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p><i>is predominantly brownfield, a frequent characteristic of which is the presence of constraints which affect viability and developability and make delivery a complex process. The designation of Regeneration Action Area endorses the corporate and joint commitment to enable and promote regeneration and development of the identified areas and supports organisations seeking the additional funding that is often required to ensure the delivery of schemes.</i></p> <p><u>RAA01 - Brighouse Regeneration Action Area</u></p> <p><i>The area of land centring on Mill Royd Street and bounded by the river and the canal, and Huddersfield Road (A641) and Bridge Road, is designated the Brighouse Regeneration Action Area, and subject to the policy requirements as indicated below in Policy SD6a.</i></p> <p><i>The vision is for the regeneration of Brighouse as encapsulated in the Brighouse Vision Masterplan (2020) which identifies its key aims as the following:</i></p> <ul style="list-style-type: none"> <i>• Support the vitality of the independent retail offer of the town and access to these and wider leisure facilities.</i> <i>• Reduce traffic dominance in the town centre and improve the provision and accessibility of more sustainable transport modes.</i> <i>• Improve public spaces to make them more welcoming and to give recreational opportunities and encourage people to stay longer.</i> <i>• Increase take up of residential living in the town centre.</i> <i>• Celebrate the distinct heritage of Brighouse's waterside and its historic centre.</i> <i>• Support greater 'presence' of civic institutions.</i> <p><i>• Significantly improve the green feel of the town centre.</i></p> <p><i>• Address the poor quality and lack of character in some parts of the town centre.</i></p> <p><i>The Brighouse Town Deal Board was established in 2020, with the purpose of driving forward proposals, and the objectives of the Brighouse Town Investment Plan, which secured £19m from the Government's Town Deal initiative, centre around four themes:</i></p>	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p><u>PLACE:</u></p> <p><u>HEALTH, WELLBEING AND SUSTAINABILITY</u></p> <p><u>ENTERPRISE</u></p> <p><u>INCLUSIVE GROWTH</u></p> <p><u>RAA02 - Todmorden Regeneration Action Area</u></p> <p><u>The area of land north of Rose Street, and bounded by the river to the north, is designated as the Todmorden Regeneration Action Area, and subject to the policy requirements as indicated below in Policy SD6a.</u></p>	<p><u>Reinvigorate Brighouse town centre as a distinctive destination offering a special leisure, retail, and cultural experience of independent shops, events and facilities for both the community and wider regional visitors.</u></p> <p><u>Maximise opportunities for low carbon and active transport to contribute towards a Net Zero carbon future and improve links to, and connectivity between, green spaces to increase access to nature for local residents and visitors and improve health and well-being.</u></p> <p><u>Build on Brighouse’s reputation as a key manufacturing hub, catalysing on advanced manufacturing opportunities and fostering improved links across Leeds City Region’s supply chains and research institutions.</u></p> <p><u>Provide greater access to skills and employment opportunities locally with a focus on the provision of apprenticeships and vocational learning for young people, reskilling, up-skilling and creating employment opportunities and pathways to support a just transition to Clean Growth and inclusive recovery to Covid-19.</u></p>

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p><i>The vision for the regeneration of Todmorden is encapsulated in the Todmorden town Investment Plan, as the following:</i></p> <p><i>Our vision is a thriving market town which capitalises on its unique landscape, its environment, and its renowned community activism and enterprising spirit. Todmorden will have a strong visitor economy and be a beacon for social and environmental enterprise, creative industries and healthy living.</i></p> <p><i>Nine Strategic Objectives have been identified:</i></p> <ul style="list-style-type: none"> <i>• <u>Redevelop the heart of the town centre to create a vibrant designation which is attractive to visitors and residents alike. It will have high quality, public spaces and facilities, a more diverse range of uses and activity</u></i> <i>• <u>To improve the town centre experience and be friendly for walkers, cyclists and people with limited mobility</u></i> <i>• <u>To maximise the potential of our cultural and heritage assets</u></i> <i>• <u>Build on the strength of the town's arts, music and cultural sectors</u></i> <i>• <u>Provide opportunities and modern workspaces for small and medium sized businesses, particularly in the creative sector</u></i> <i>• <u>Provide high quality opportunities in education and training as a foundation for a creative, prosperous and more sustainable future</u></i> <i>• <u>Grow the visitor economy to become the gateway to the Calder Valley, and to Leeds and Manchester conurbations, with excellent transport links, exceptional outdoor pursuits, outstanding recreational spaces and commercial opportunities</u></i> <i>• <u>Deliver environmentally sustainable projects and reduce carbon emissions</u></i> 	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<ul style="list-style-type: none"> • <u>Contribute towards post Covid-19 recovery</u> <p><u>The Todmorden Town Deal Board was established in 2020, with the purpose of driving forward proposals and the objectives of the Todmorden Town Investment Plan, which secured £17.5m from the Government’s Town Deal initiative,</u></p> <p><u>The area occupies a central location in the town and provides a unique opportunity to provide development to meet the purposes of the regeneration initiative.</u></p> <p><u>Policy SD6a: Regeneration Action Areas</u></p> <p><u>The following sites are designated Regeneration Action Areas and identified on the Policies map.</u></p> <p><u>RAA01 - Land adjacent Mill Royd Street, Brighouse.</u></p> <p><u>RAA02 – Land off Halifax Road, Todmorden.</u></p> <p><u>The designation identifies each area as a priority for development which must contribute to meeting the objectives of the following:</u></p> <ul style="list-style-type: none"> • <u>Brighouse Vision Masterplan, Brighouse Town Investment Plan, or</u> • <u>Todmorden Investment Plan, and</u> • <u>any other regeneration initiatives with the purpose of improving the economic, social and environmental wellbeing of residents, visitors and businesses, current at the time of submission of a planning application.</u> <p><u>A Masterplan for each Regeneration Action Area will be prepared in accordance with the requirements of Policy IM7.</u></p>	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p><u>Development must include a mix of uses appropriate to the area's location, which is either bordering on, or within the town centre. Such uses could include retail, business, light industry, leisure, hospitality, residential and community.</u></p> <p><u>Regeneration Action Areas RAA01 and RAA02 are located in areas of high flood risk. Development must have regard to and compliance with Local Plan policy CC2, the advice of the Environment Agency (or equivalent agency), the objectives and priorities for flood risk management set out in the Local Flood Risk Management Strategy and the published evidence of local flood risk and its significance as included in Strategic Flood Risk Assessments, Surface Water Management Plans and other recognised sources of flood risk data.</u></p> <p><u>Regeneration Action Area RAA01 is located in close proximity to a number of Grade II listed buildings. Regeneration Action Area RAA02 adjoins the boundary of the Todmorden Conservation Area. The Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay "special attention" to "the desirability of preserving or enhancing the character or appearance" of its Conservation Areas and to ensure that the elements which contribute to the significance of heritage assets such as listed buildings are not harmed. Proposals for development in both Regeneration Action Areas must have regard to and compliance with Local Plan Policy HE1, the advice of Historic England (or equivalent agency) and the recommendations provided within a relevant Heritage Impact Assessment.</u></p> <p><u>Regeneration Action Area RAA01 adjoins the Calder and Hebble Navigation. Proposals for development should ensure that the distinct heritage of Brighouse's waterside is taken into consideration by engaging with the canal through the promotion of surveillance, biodiversity enhancements, and through ensuring the development does not overshadow the water space.</u></p>	

Chapter 9 – Sites for Housing

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason																														
MM28	59	Policy SD7	<p>Policy SD7 Allocated Housing Sites</p> <p>The following sites are allocated to provide land for new housing and are indicated on the Policies Map. Planning applications will need to address to the issues identified in the Site Assessment Reports <u>Appendix 1</u>. No other principal use will be permitted on allocated housing sites.</p>	Clarification																														
MM29	59	Policy SD7	<p>Policy SD7 Allocated Housing Sites – Brighouse</p> <table border="1"> <thead> <tr> <th>Site Ref</th> <th>Location</th> <th>Size (Ha)</th> <th>Indicative Developable Area</th> <th>Indicative Capacity</th> </tr> </thead> <tbody> <tr> <td>LP0174</td> <td>End of Wilton Street, HD6 2QY</td> <td>2.83 <u>2.82</u></td> <td>1.85 <u>1.84</u></td> <td>15</td> </tr> <tr> <td>LP0338</td> <td>Land adjacent Whinney Hill Park, Whinney Hill, Brighouse</td> <td>0.6</td> <td>0.6</td> <td>22</td> </tr> <tr> <td>LP0548 Supporting Information</td> <td>Land at junction of, Granny Hall La. & Blackburn Rd, Brighouse</td> <td>0.55 <u>0.54</u></td> <td>0.55 0.54</td> <td>19 <u>16</u></td> </tr> <tr> <td>LP0565</td> <td>Land at Bowling Alley/Scholey Park Avenue, Rastrick, Brighouse</td> <td>0.52</td> <td>0.28</td> <td>10</td> </tr> <tr> <td>LP0568 Supporting Information</td> <td>Land south of Clough Lane, Rear of New Hey Road, Rastrick, Brighouse, HD6</td> <td>4.34 <u>4.33</u></td> <td>2.36 <u>2.37</u></td> <td>83 <u>78</u></td> </tr> </tbody> </table>	Site Ref	Location	Size (Ha)	Indicative Developable Area	Indicative Capacity	LP0174	End of Wilton Street, HD6 2QY	2.83 <u>2.82</u>	1.85 <u>1.84</u>	15	LP0338	Land adjacent Whinney Hill Park, Whinney Hill, Brighouse	0.6	0.6	22	LP0548 Supporting Information	Land at junction of, Granny Hall La. & Blackburn Rd, Brighouse	0.55 <u>0.54</u>	0.55 0.54	19 <u>16</u>	LP0565	Land at Bowling Alley/Scholey Park Avenue, Rastrick, Brighouse	0.52	0.28	10	LP0568 Supporting Information	Land south of Clough Lane, Rear of New Hey Road, Rastrick, Brighouse, HD6	4.34 <u>4.33</u>	2.36 <u>2.37</u>	83 <u>78</u>	Update
Site Ref	Location	Size (Ha)	Indicative Developable Area	Indicative Capacity																														
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LP0548 Supporting Information	Land at junction of, Granny Hall La. & Blackburn Rd, Brighouse	0.55 <u>0.54</u>	0.55 0.54	19 <u>16</u>																														
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Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change				Reason	
			LP0571	Site to the rear of 9A, Birds Royd Lane, Brighouse	0.48 0.50	0.38 <u>0.39</u>	100	
			LP0771 Supporting Information	<u>Firth's Carpets, 432 Bradford Road, Bailiff Bridge, Brighouse</u>	0.61 <u>0.60*</u>	0.61 <u>0.60</u>	30 <u>41*</u>	
			LP0846	The Bramble Inn, Field Lane, Rastrick, Brighouse	0.3	0.3	12	
			LP0945 Supporting Information	Pond Quarry, Lightcliffe Road, Brighouse, HD6 2JJ	1.82	1.82	62 <u>75</u>	
			LP1000 Supporting Information	Land off, Woodhouse Lane, Rastrick, Brighouse	0.54 <u>0.46</u>	0.53 <u>0.46</u>	24 <u>10</u>	
			LP1032	Southages Quarry, Ogden Lane and Toothill Bank, Rastrick, Brighouse	1.65	1.05	42	
			LP1033 Supporting Information	Land off, Toothill Bank, Rastrick, Brighouse, HD6	3.22 <u>3.23</u>	2.12 <u>3.23</u>	64 <u>97</u>	
			LP1053	Squire Hill quarry, Brighouse	3.73 <u>3.75</u>	2.26	68	
			LP1054	Land off Brookfoot Lane, Brighouse	1.23	0.9	32	
			LP1060	Land at Shirley Grove, Lightcliffe, Brighouse	0.64	0.64	23	
			LP1077 Supporting Information	Southedge Quarry, Brighouse Road, Hipperholme, Brighouse, HX3	13.08 <u>13.04</u>	6.67 <u>6.66</u>	213 <u>174</u>	
			LP1078	Land between, Dewsbury Road and New Hey Road, Rastrick, Brighouse, HD6	10.62 <u>10.57</u>	5.15 <u>5.12</u>	149 <u>267</u>	
			LP1093	Former Hill Crest Quarry, Halifax Road, Hove Edge, Brighouse	1.23	0.97	35	
			LP1095	Halifax Road, Hove Edge, Brighouse	4.83 <u>4.81</u>	4.04	149	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change					Reason
			LP1116	Brighouse Road, Hipperholme, Brighouse	1.83	1.05 <u>1.04</u>	50	
			LP1322	George Street, Rastrick, Brighouse	0.48	0.35 <u>0.36</u>	65	
			LP1469	Land at Stoney Hill, Lillands Lane, Brighouse	0.44	0.44	20	
			Supporting Information		<u>0.46</u>	<u>0.46</u>		
			LP1648	Land north of, Crosslee, Brighouse Road, Hipperholme, Brighouse	0.85	0.85	31	
			Supporting Information				<u>41</u>	
MM30	61	Policy SD7	Policy SD7 Allocated Garden Suburbs - Brighouse					Update
			Site Ref	Location	Size (Ha)	Indicative Developable Area	Indicative Capacity	
			LP1451	Land between Bradley Wood and Woodhouse Lane, Rastrick, Brighouse	63.2	44.9 <u>44.76</u>	1257	
			LP1463	Land between, Highmoor Lane and Bradford Road, Brighouse	140.66	111.02	1998	
			Supporting Information		<u>140.44</u>	<u>105.15</u>		

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change					Reason
MM31	61	Policy SD7	Policy SD7 Allocated Housing Sites - Elland					Update
			Site Ref	Location	Size (Ha)	Indicative Developable Area	Indicative Capacity	
			LP0037 Supporting Information	Long Heys Farm, Long Heys, Greetland, Elland, HX4 8BJ	0.95	0.84 <u>0.80</u>	30 <u>29</u>	
			LP0065	Land north-west, Nab Lane, West Vale, Elland	1.01 <u>1.00</u>	0.65	23	
			LP0075 Supporting Information	Land at Laithe Croft Farm, Bowling Green Road, Stainland, Elland, HX4 9PF	0.32	0.32	11	
			LP0146	Land to the west of Church view, Church Lane, Stainland, Elland	0.86	0.86	31	
			<u>LP0177</u> Published in CC39	<u>Land adjacent Ellistones Place, Saddleworth Road, Greetland, Elland HX4 8LG</u>	<u>6.03</u>	<u>5.83</u>	<u>175</u>	
			LP0964 Supporting Information	Land off, Rochdale Road, West Vale, Elland	0.63	0.49	14 <u>15</u>	
			<u>LP0952</u> Published in CC39	<u>Land at New Gate Farm, Saddleworth Road, Greetland, Elland</u>	<u>10.63</u>	<u>8.7</u>	<u>286</u>	
			LP0978	Land off Lower Edge Road/Shaw Lane, Elland	8.28	8.28	248	
			LP1030	Land adjoining South Parade, Adj Maple Fold, Elland	0.54	0.38 <u>0.39</u>	14	
			LP1283	Glenholme, Green Lane, Greetland, Elland	0.51	0.30	11	
			LP1407 Supporting Information	Land Off, Scar Bottom Lane, Greetland, Elland, HX4 8PQ	0.44	0.44	16	
			<u>LP1567</u>	<u>Land adjacent Exley Lane, North of Elland</u>	<u>20.54</u>	<u>15.46</u>	<u>450</u>	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change					Reason																														
			<table border="1"> <tr> <td><u>Published in CC39</u></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><u>LP1616</u> <u>Published in CC39</u></td> <td><u>Land at Ainley Top, South West of the Junction of the A643/New Hey Rd, Ainley top, Elland</u></td> <td><u>2.19</u></td> <td><u>1.60</u></td> <td><u>48</u></td> <td></td> </tr> <tr> <td><u>LP1625</u> <u>Published in CC39</u></td> <td><u>Land to the west of Silverdale Terrace, Greetland, Elland, HX4 8NQ</u></td> <td><u>1.01</u></td> <td><u>1.01</u></td> <td><u>30</u></td> <td></td> </tr> <tr> <td>LP1657 Supporting Information</td> <td>Land at, Whitwell Green Lane, Elland</td> <td>0.76 <u>0.75</u></td> <td>0.76 <u>0.75</u></td> <td>34 <u>30</u></td> <td></td> </tr> </table>	<u>Published in CC39</u>						<u>LP1616</u> <u>Published in CC39</u>	<u>Land at Ainley Top, South West of the Junction of the A643/New Hey Rd, Ainley top, Elland</u>	<u>2.19</u>	<u>1.60</u>	<u>48</u>		<u>LP1625</u> <u>Published in CC39</u>	<u>Land to the west of Silverdale Terrace, Greetland, Elland, HX4 8NQ</u>	<u>1.01</u>	<u>1.01</u>	<u>30</u>		LP1657 Supporting Information	Land at, Whitwell Green Lane, Elland	0.76 <u>0.75</u>	0.76 <u>0.75</u>	34 <u>30</u>												
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LP1657 Supporting Information	Land at, Whitwell Green Lane, Elland	0.76 <u>0.75</u>	0.76 <u>0.75</u>	34 <u>30</u>																																		
MM32	62	Policy SD7	Policy SD7 Allocated Housing Sites - Halifax <table border="1"> <thead> <tr> <th>Site Ref</th> <th>Location</th> <th>Size (Ha)</th> <th>Indicative Developable Area</th> <th>Indicative Capacity</th> </tr> </thead> <tbody> <tr> <td>LP0046</td> <td>Goosegate Farm, Heathy Land, Holmfield, Halifax</td> <td>0.75 <u>0.74</u></td> <td>0.70 <u>0.69</u></td> <td>25</td> </tr> <tr> <td>LP0103 Supporting Information</td> <td>Land at, Horley Green Road, Claremount, Halifax</td> <td>1.25</td> <td>1.25 <u>0.45</u></td> <td>56 <u>14</u></td> </tr> <tr> <td>LP0164</td> <td>Site of High Level Works, Pellon Lane, Pellon, Halifax</td> <td>0.38</td> <td>0.38</td> <td>34</td> </tr> <tr> <td>LP0234 Supporting Information</td> <td>Swinton, Hays Lane, Mixenden, Halifax</td> <td>3.33 <u>3.32</u></td> <td>2.52 <u>2.51</u></td> <td>93 <u>98</u></td> </tr> <tr> <td>LP0238</td> <td>Land at rear of former St. Bernadettes Church, Clough Lane, Mixenden, Halifax</td> <td>0.31</td> <td>0.31</td> <td>12</td> </tr> </tbody> </table>					Site Ref	Location	Size (Ha)	Indicative Developable Area	Indicative Capacity	LP0046	Goosegate Farm, Heathy Land, Holmfield, Halifax	0.75 <u>0.74</u>	0.70 <u>0.69</u>	25	LP0103 Supporting Information	Land at, Horley Green Road, Claremount, Halifax	1.25	1.25 <u>0.45</u>	56 <u>14</u>	LP0164	Site of High Level Works, Pellon Lane, Pellon, Halifax	0.38	0.38	34	LP0234 Supporting Information	Swinton, Hays Lane, Mixenden, Halifax	3.33 <u>3.32</u>	2.52 <u>2.51</u>	93 <u>98</u>	LP0238	Land at rear of former St. Bernadettes Church, Clough Lane, Mixenden, Halifax	0.31	0.31	12	Update
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Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change				Reason	
			LP0242	Land opposite 109-119 Mixenden Road, Mixenden, Halifax	0.40	0.40	14	
			LP0261 Supporting Information	Land at, Turner Avenue South, Ovenden, Halifax	2.69 <u>2.68</u>	2.69 <u>2.68</u>	91 <u>77</u>	
			LP0353	Land to the rear of 109 Fairfax Crescent, Southowram, Halifax	0.32	0.33 <u>0.32</u>	9	
			LP0397 Supporting Information	Land adjacent to Daisy Bank, Savile Park, Halifax, HX1	0.52	0.52	10	
			LP0400	Land off Birdcage Lane, Savile Park, Halifax	0.31 <u>0.29</u>	0.31 <u>0.29</u>	6	
			LP0407	Spring Hall Mills, Mile Cross Road, Halifax	0.47	0.47	16	
			LP0452	Land at Ovenden Green, Halifax	2.45 <u>2.44</u>	2.45 <u>2.44</u>	98	
			LP0454 Supporting Information	Land off, Wheatley Road, Lee Mount, Halifax	1.06	0.66	20 <u>14</u>	
			LP0478	Hartwell Ford Garage, Skircoat Road, Halifax	0.28	0.28	11	
			LP0523 Supporting Information	Land at, Furness Avenue, Illingworth, Halifax	3.46 <u>3.45</u>	3.46 <u>3.45</u>	104 <u>158</u>	
			LP0531 Supporting Information	Land off Whitehill Road, Keighley Road, Illingworth, Halifax	7.18 <u>7.16</u>	4.34 <u>4.33</u>	130 <u>127</u>	
			LP0683	Land at Bank Top/Common Lane, Halifax	0.32	0.32	12	
			LP0814 Supporting Information	Land at Richmond Street, Stannary Place, Halifax	0.99 <u>0.98</u>	0.99 <u>0.98</u>	45 <u>54</u>	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change				Reason	
			LP0815 Supporting Information	Works Depot, Stannary Place, Halifax	1.62 <u>1.33</u>	1.62 <u>1.33</u>	73 <u>51</u>	
			LP0950 Supporting Information	Beacon Lodge Quarry, Long Lane, Halifax	2.16	1.80 <u>2.16</u>	54 <u>64</u>	
			LP0968	Land at West End Golf Club, Paddock Lane, Highroad Well, Halifax	2.71 <u>2.70</u>	2.71 <u>2.70</u>	81	
			<u>LP0983</u> Published in CC39	<u>Land at Maltings Road, Wheatley, Halifax</u>	<u>1.35</u>	<u>0.86</u>	<u>30</u>	
			LP0990	Land off Denfield Lane, Wheatley, Halifax	1.07 <u>1.06</u>	0.85	31	
			LP1004	Land off Burnley Road, Warley, Halifax	0.79	0.73	26	
			LP1009 Supporting Information	Site of demolished School, Clough Lane / Brow Bottom Lane, Mixenden, Halifax, HX2	1.52	1.52	55 <u>38</u>	
			LP1019 Supporting Information	Land adjacent to White House Farm, Riley Lane, Holmfield, Halifax, HX2 9SZ	1.32 <u>1.27</u>	1.13 <u>1.09</u>	41 <u>27</u>	
			<u>LP1128</u> Published in CC39	<u>Land off Park Lane, Siddal, Halifax, HX3</u>	<u>1.06</u>	<u>1.06</u>	<u>38</u>	
			LP1137	Horley Green Works, Horley Green Road, Claremount, Halifax	0.84 <u>0.78</u>	0.84 <u>0.78</u>	27	
			LP1180	Old Lane Dyeworks, Old Lane, Halifax	2.61 <u>2.60</u>	1.51 <u>0.38</u>	63	
			LP1194	Barn Cottage, 5 Lower Exley, Siddal, Halifax	1.18	1.10	35	
			LP1196	Land off Park Lane, Siddal, Halifax	0.79	0.57	21	
			LP1197	Park Lane, Siddal, Halifax	1.09 <u>1.08</u>	1.09 <u>1.08</u>	39	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change				Reason	
			LP1215	Land adjacent Boothtown Road, Boothtown, Halifax	0.27	0.27	11	
			LP1216	Land off, Mill Lane and Old Lane, Boothtown, Halifax,	9.60	6.57	197	
			Supporting Information	HX3 6TP	<u>4.71</u>	<u>3.20</u>	<u>94</u>	
			LP1229	Near Royd, Ovenden, Halifax, HX3 5QP	16.68	15.79	474	
			Supporting Information		<u>16.62</u>	<u>15.74</u>	<u>562</u>	
			<u>LP1292</u>	<u>Cow Green Car Park, Halifax</u>				
			<u>Supporting Information</u>		<u>0.34</u>	<u>0.34</u>	<u>141</u> <u>90*</u>	
			LP1368	Furness Drive/Turner Avenue South, Illingworth, Halifax	0.26	0.26	9 6	
			Supporting Information					
			LP1379	Heathmoor Park Road/Field Head Lane, Illingworth, Halifax	1.13	1.13	41	
			Supporting Information		<u>1.14</u>	<u>1.14</u>	<u>43</u>	
			<u>LP1409</u>	<u>Wood Lane, Off Ovenden Wood Road, Wheatley, Halifax, HX2 0TQ</u>				
			<u>Published in CC39</u>		<u>4.31</u>	<u>3.62</u>	<u>109</u>	
			LP1425	Land south of Phoebe Lane, Siddal, Halifax	3.30	2.28	105	
					<u>3.29</u>			
			LP1429	Former St Catherines High School, Holdsworth Road, Holmfield, Halifax, HX2 9TH	2.76	2.76	83	
			Supporting Information		<u>2.75</u>	<u>2.75</u>	<u>108</u>	
			LP1481	Former St. Catherines High School Grounds, Holdsworth Road, Halifax	1.05	0.90	32	
			LP1486	Land off Hambleton Drive, Mixenden, Halifax	0.76	0.76	27	
			LP1487	Land off, Balkram Road, Mixenden, Halifax				
			Supporting Information		0.34	0.34	14	
			LP1488	Land off Hambleton Crescent, Mixenden, Halifax	0.27	0.27	11	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change					Reason
			LP1489	Land South of Hambleton Crescent, Mixenden, Halifax	0.34	0.34	14	
			LP1547	Supporting Information Land at, Abbey Park, Illingworth, Halifax, HX2 9LQ	2.49 <u>2.47</u>	2.49 <u>2.47</u>	75 <u>83</u>	
			<u>LP1590</u> Published in CC39	<u>Land adjacent to the Wells, Stock Lane, Highroad Well, Halifax, HX2 7QP</u>	<u>0.61</u>	<u>0.4</u>	<u>16</u>	
			LP1603	Land rear of 115, Claremont Road, Halifax	0.44	0.44	16	
			LP1609	Land at Titan Works, Claremount Road, Boothtown, Halifax	0.99 <u>1.01</u>	0.99 <u>1.01</u>	49 <u>46</u>	
MM33	65	Policy SD7	Policy SD7 Allocated Housing Sites – Hebden Bridge					Update
			Site Ref	Location	Size (Ha)	Indicative Developable Area	Indicative Capacity	
			LP1501	Land east of Manor Drive, Hebden Bridge	0.65	0.65	29	
			LP1503	Supporting Information Land at, Stoney Lane, Hebden Bridge	0.43	0.29	27 <u>20</u>	
MM34	66	Policy SD7	Policy SD7 Allocated Housing Sites - Mytholmroyd					Update
			Site Ref	Location	Size (Ha)	Indicative Developable Area	Indicative Capacity	
			LP0011	Tenterfields, Burnley Road, Luddendenfoot, Halifax	2.63 <u>2.62</u>	2.11 <u>2.10</u>	63	
			LP0253	Junction of Grosvenor Place, Burnley Road, Luddendenfoot, Halifax	0.28	0.28	11	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change					Reason
			<u>LP0931</u> Published in CC39	<u>Land at Greave Houses Field, Luddenden, Halifax</u>	<u>1.21</u>	<u>1.21</u>	<u>44</u>	
			<u>LP1372</u> Published in CC39	<u>Kershaw Drive, Luddenden Foot, Halifax</u>	<u>3.23</u>	<u>1.57</u>	<u>31</u>	
MM35	66	Policy SD7	Policy SD7 Allocated Housing Sites – Northowram and Shelf					Update
			Site Ref	Location	Size (Ha)	Indicative Developable Area	Indicative Capacity	
			LP0221	Land at Spring Head, Northowram, Halifax	1.83	1.27	46	
			LP0589 Supporting Information	Land Adjacent to & Rear of 8 Back Clough, Northowram, Halifax, HX3 7HH	0.38	0.38	15 <u>10</u>	
			LP0759 Supporting Information	Land off, Belle Vue Rise, Shelf, Halifax	0.54 <u>0.55</u>	0.27 <u>0.44</u>	16 <u>10</u>	
			<u>LP0766</u> Published in CC39	<u>Land off Hall Lane, Northowram, Halifax, HX3 7SN</u>	<u>5.81</u>	<u>3.83</u>	<u>149</u>	
			LP0782 Supporting Information	Land off, Cock Hill Lane, Shelf, Halifax	5.86 <u>5.85</u>	5.52 <u>4.67</u>	166 <u>141</u>	
			<u>LP1034</u> Published in CC39	<u>Land off Soaper Lane, Shelf, Halifax, HX3 7PT</u>	<u>2.92</u>	<u>2.92</u>	<u>100</u>	
			<u>LP1036</u> Published in CC39	<u>Land north of Shelf Cricket Ground, Carr House Lane, Shelf, Halifax</u>	<u>0.89</u>	<u>0.89</u>	<u>27</u>	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change					Reason
			<u>LP1037</u> Published in <u>CC39</u>	<u>Land off Burned Road, Shelf, Halifax, HX3 7PT</u>	0.98	<u>0.98</u>	<u>31</u>	
			LP1041 Supporting Information	Land at, West Street & Halifax Road, Shelf, Halifax	1.56 <u>1.61</u>	0.57 <u>0.91</u>	21 <u>32</u>	
			<u>LP1044</u> Published in <u>CC39</u>	<u>Hud Hill Farm, Northowram, Halifax, HX3 7LH</u>	<u>2.11</u>	<u>1.51</u>	<u>45</u>	
			<u>LP1523</u> Published in <u>CC39</u>	<u>Land at Westercroft Lane, Northowram, Halifax, HX3 7EN</u>	<u>1.42</u>	<u>0.89</u>	<u>32</u>	
			LP1543 Supporting Information	Land North and North West of, Wade House Road, Shelf, Halifax	11.17 <u>11.15</u>	11.02 <u>11.01</u>	331 <u>290</u>	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change					Reason
MM36	67	Policy SD7	Policy SD7 Allocated Housing Sites - Ripponden					Update
			Site Ref	Location	Size (Ha)	Indicative Developable Area	Indicative Capacity	
			LP0938	Holme House, Holme House Lane, Rishworth, Sowerby Bridge	0.53	0.27	11	
			LP1023	Land off Halifax Road, Triangle, Sowerby Bridge	1.41 <u>1.40</u>	1.06	17	
			LP1027	Land north of Stonelea, Barkisland, Sowerby Bridge	0.54 <u>0.55</u>	0.33	12	
			LP1224 Supporting Information	Land North of Meadowcroft Lane, Halifax Road, Ripponden, Sowerby Bridge	1.84	1.18 <u>1.02</u>	30 <u>24</u>	
			<u>LP1602</u> Published in CC39	<u>Barkisland Cross, Jackson Lane Barkisland, HX4 0HE</u>	<u>0.76</u>	<u>0.76</u>	<u>24</u>	
MM37	67	Policy SD7	Policy SD7 Allocated Housing Sites – Sowerby Bridge					Update
			Site Ref	Location	Size (Ha)	Indicative Developable Area	Indicative Capacity	
			LP0044	Cemetery Lane, Lower Bentley Royd, Sowerby Bridge	2.95 <u>2.94</u>	2.95 <u>2.94</u>	112	
			LP0287 Supporting Information	Land rear of 287, Willowfield Road, Halifax	0.84	0.73 <u>0.84</u>	8 <u>10</u>	
			LP0435	Land off, Haugh End Lane, Sowerby Bridge	1.91	0.30	14	
			LP0438	Land off Dean Lane, Sowerby, Sowerby Bridge	0.63	0.37	13	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change					Reason
			LP1356 Supporting Information	Hollins Park, Cemetery Lane, Sowerby Bridge	1.20	0.45 <u>0.86</u>	10 <u>32</u>	
			LP1391 Supporting Information	Upper Bentley Royd, Sowerby Bridge	0.40	0.40	20	
			LP1398	Land on the West Side of Brockwell Lane, Triangle, Sowerby Bridge	4.11 <u>4.10</u>	2.90 <u>2.89</u>	87	
			LP1412 Supporting Information	Land North of, Lower Brockwell Lane, Sowerby Bridge, HX6 3PB	0.61	0.28	8 <u>18</u>	
			LP1415	Wakefield Road, Sowerby Bridge	0.24	0.24	12	
			LP1654 Supporting Information	Politt Fields, 8 Ripon House, Sowerby Bridge, HX6 2LQ	1.51 <u>1.22</u>	1.51 <u>1.22</u>	44 <u>26</u>	
			LP1655 Supporting Information	Rawson Wood, Wood Croft, Sowerby, Sowerby Bridge, HX6 1LJ	1.45	0.72	22 <u>30</u>	
MM38	68	Policy SD7	Policy SD7 Allocated Housing Sites - Todmorden					Update
			Site Ref	Location	Size (Ha)	Indicative Developable Area	Indicative Capacity	
			LP0053 Supporting Information	Land off Key Syke Lane, Kilnhurst, Todmorden, OL14 6AW	0.43 <u>0.37</u>	0.29 <u>0.24</u>	13 <u>11</u>	
			LP0635	Land off Fir Street, Walsden, Todmorden	0.93	1.83	37	
			LP0640 Supporting Information	Land off The Hollins,, Stansfield Hall Road, Todmorden, OL14	1.33 <u>1.32</u>	1.17 <u>1.09</u>	53 <u>33</u>	
			LP0651	Land off Stony Royd Lane, Todmorden	1.98	1.73 <u>1.72</u>	62	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change					Reason
			LP0658 Supporting Information	Cinderhill Mills, Halifax Road, Todmorden, OL14 5TH	0.47 <u>0.50</u>	0.47 <u>0.50</u>	24 <u>22</u>	
			LP0659	Land rear of 302 Halifax Road, Todmorden	0.58 <u>0.61</u>	0.48 <u>0.51</u>	17	
			LP0901 Supporting Information	Land off, Woodlands Avenue, Todmorden	0.73	0.32	16	
			LP0914 Supporting Information	Land Opposite 46-48, Hollins Road, Walsden, Todmorden, OL14 8BJ	1.31	1.03	46 <u>43</u>	
			LP1534	Birks Mill, Birks Lane, Walsden, Todmorden	0.71	0.40	18	
			LP1637 Supporting Information	Land in front of, Bradnor House, Todmorden, OL148RA	0.66	0.55	25	

Chapter 10 – Addressing Climate Change

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM39	70	10.2-10.4	<p>10.2 The UK Government is committed by the Climate Change Act 2008 to an 80% reduction in greenhouse gas emissions by 2050 from a 1990 baseline. Calderdale Council, working with partners through the Energy Futures Panel have further refined the target to be more specific for the Borough and the information available. This used a 2005 base year resulting in the 2050 target being about 76% for Calderdale rather than the 80% established for the UK as a whole.</p> <p><i><u>10.2 In 2021, an updated interim national target of achieving a 78% cut in carbon emissions by 2035 was set by the UK's Sixth Carbon Budget and enshrined in law. Calderdale Council, working with partners through the Climate Change Working Party, has adopted a specific science-based target for the Borough of net zero by 2038, with significant progress by 2030. This equates to a carbon reduction 'in the order of 85%' by the end of the Plan period based on the following calculation. The UK total GVA is compared to that of Calderdale from 2011 to 2016. The carbon budget (2018-2100) for Calderdale is then apportioned based on Calderdale's average proportion of UK GVA for the period 2011-2016. This can be used as an economic metric to apportion carbon budgets. This provides a carbon budget of 7,960 ktCO2 for 2018-2100. To remain within this Carbon Budget and provide a net zero transitional period emissions have to be cut by 14% year on year and become net zero by 2038. Starting from a 2018 Calderdale annual emissions value of 1,039 ktCO2 a reduction of 14% year on year will mean emissions have to fall to a residual 127 ktCO2 by 2032 equating to an 87% cut in emissions.</u></i></p> <p>10.3 — The challenge of Climate Change, including both the causes and effects of climate change, cuts across all policy topics with the Local Plan providing a framework to ensure that these are addressed. In doing so the Plan through its policies seeks to reduce greenhouse gas emissions, supports energy efficiency improvements to</p>	Update

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p>existing buildings, and is consistent with the Government's approaches to carbon emissions in new development.</p> <p>10.4 — The following overarching Policy ensures the different policy areas of the Local Plan respond to the challenges of climate change in order to deliver a sustainable future for the Borough.</p> <p><i>10.3 In order to address the substantial Global Human Health and Environmental threat of climate change, Policy CC1 (Climate Change) provides a broad strategic framework to guide all aspects of development. This approach seeks to reduce Green House Gases and assist in achieving the level of reduction set out in paragraph 10.2 above and in order to contribute to Government targets. Not only must the Local Plan address the causes of climate change but it must also address its effects. This holistic approach where all polices in the Local Plan reinforce each other in this major objective will deliver a sustainable future for the Borough. In doing so it reflects Government initiatives such as for reducing greenhouse gas emissions, supporting energy efficiency improvements to existing buildings and reducing carbon emissions in new development as well as supporting the emerging regional Climate Change Strategy led by the West Yorkshire Combined Authority. A key aspect of this emerging work is the Emission Reduction Pathways Project that seeks to demonstrate how West Yorkshire will comply with emission reduction targets; produce an implementation roadmap and provide policy recommendations and an action plan for the region.</i></p>	
MM40	70	Policy CC1	<p>Policy CC1 Climate Change</p> <p>Development proposals should contribute aim to mitigating be net zero emitters of Green House Gases such as Carbon Dioxide and <u>adapting to must demonstrate appropriate mitigation and adaptation measures to address</u> the predicted impacts of climate change</p> <ul style="list-style-type: none"> Ensuring energy efficiency and reduced carbon emissions are <u>is maximised and</u> regarded as <u>a priority outcomes outcome</u> in development planning; 	Clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<ul style="list-style-type: none"> Using Sustainable Design and Construction methods, meeting national standards as a minimum; Increasing levels of Renewable and Low Carbon Energy Generation, through both a range of technologies and domestic, community and commercial scale schemes, whilst taking account of cumulative and environmental impacts; <i>wherever possible energy demand should be met by onsite renewable energy or a low carbon energy distribution network.</i> Supporting <i>Active and</i> Sustainable Transport Networks through <i>travel planning and providing facilities for active low carbon travel contributing to</i> a reduction in travel demand, traffic growth and congestion; Locating development in areas accessible by public transport, and safe, attractive well linked cycling and walking routes, whilst recognising the different needs of rural areas Protecting and enhancing Green and Blue Infrastructure Networks, acknowledging the benefits these can bring; Minimising flood risk, limiting surface water run off; Creating, protecting and enhancing biodiversity habitats <i>including the wildlife habitat network</i>, taking care not to create barriers to the movement of wildlife over the wider landscape; Reducing the amount of waste produced through a reduction in the consumption of materials and resources and maximising the recycling/re-use of waste whilst minimising that going to landfill. 	
MM41	75	Insert new paragraph after Para. 10.22	<p><i><u>When incorporating SuDS in new development, regard should be had to the Leeds City Region Sustainable Drainage Systems Guidance produced by WYCA in February 2020. This guidance does not set new policy but strategically signposts developers to existing national and local policy and best practice. The document also provides developers with a brief introduction to SuDS, provides guidance on the information that should be included with a planning application in order to promote the use of the</u></i></p>	Update

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<u>SuDS in new developments and provides guidance on the hydraulic and other technical standards required to implement SuDS.</u>	
MM42	75	Policy CC3	<p>The Council will work with key stakeholders to protect the quality and quantity of water resources; encourage their efficient use and ensure that they are provided where necessary. Priority will be given to:</p> <ol style="list-style-type: none"> 1. Protecting and enhancing ground and surface water features and preventing aquatic pollution; 2. Ensuring new development has an adequate means of water supply, sufficient foul and surface water drainage and sewage treatment capacity; 3. Only permitting development if there is no adverse impact to the quality or use of surface or ground water resources; and 4. Only permitting development if there is no adverse impact on habitats and species dependent on the aquatic environment. <p>Proposals for development within a Groundwater Source Protection Zone should be supported by a hydrogeological (groundwater) risk assessment that identifies potential risks to groundwater from the development and identifies mitigation measures that will be implemented to reduce unacceptable risks.</p> <p><u>Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:</u></p> <ol style="list-style-type: none"> <u>1. Take account of advice from the lead local flood authority;</u> <u>2. Have appropriate proposed minimum operational standards;</u> 	Update

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p><u>3. Have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and</u></p> <p><u>4. Where possible, provide multifunctional benefits.</u></p> <p>Proposals for development will be supported where they incorporate sustainable drainage systems (SuDS) in order to minimise and manage flooding and improve water quality, compliment water efficiency measures such as rain water harvesting and grey water recycling and benefit biodiversity. Where possible, proposed open spaces and green infrastructure within a development site should contribute to the sustainable drainage of that site.</p> <p>Development will only be permitted if it can be demonstrated that the water supply and waste water infrastructure required is available or can be improved to meet the additional demand generated by the new development. Improvements that are necessitated by new development should be funded in advance of development commencing.</p>	
MM43	76	Para. 10.24	<p>.....Parts of the catchment area of the River Calder lie within the Special Protection Area (SPA) and Special Area of Conservation (SAC), which are protected areas <u>sites designated and protected for their biodiversity and geodiversity importance</u>. Whilst managing the catchment and slowing the flow is important this must be balanced with regard to the SPA and SAC. <u>protected sites</u>. Managing the uplands can also enhance the SAC and SPA whilst also contributing to reducing run-off.</p>	Clarification
MM44	76	Policy CC4	<p>Proposals for natural flood management such as targeted land and vegetation management and planting in upper catchments and along river and canal banks <u>watercourses</u> will be supported in appropriate locations where they are consistent with national and local plan policies and relevant water catchment management plans to reduce flood risk and improve water quality. Proposals should aim to deliver multi benefit projects enhancing water quality, habitat and biodiversity. Proposals should have regard to the Special Area of Conservation and the Special Protection Area <u>sites designated and protected for their biodiversity and</u></p>	Clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<i>geodiversity importance</i> and ensure that these are enhanced rather than damaged by the proposals.	
MM45	79	Para 10.38	<p>In order to formally address the implications of the Ministerial Statement work was undertaken by Land Use Consultants¹⁵ to identify those areas suitable for wind energy development based on technical considerations. The assessment was undertaken for five different size categories of wind turbine and found that there are a number of very small areas which could be appropriate for wind energy development at the various scales. However, when the Study considered these areas with the findings of the Julie Martin Study most fall within the 'Moderate to High' and 'High' landscape sensitivity categories, particularly for the larger categories of turbine. Whilst it is impossible to assess the suitability of the identified areas definitively without specific schemes, given the high value of much of the landscape the probability is that only a limited number of the identified areas will be found suitable for wind turbines. Showing all identified areas in the Local Plan is not considered to be within the spirit of the Ministerial Statement although this does not actually provide any information regarding the definition of a suitable area. Therefore, the approach taken in the Local Plan is to only show those areas where the impact on landscape sensitivity is between 'Low' and 'Moderate' which has the effect of only showing areas suitable for turbines in the small (25 - 59 m to blade tip) and very small (18 - 24 m to blade tip) categories. These areas are shown on the Policies Map. <u><i>In those areas depicted as 'Wind Energy Areas - Small Turbines' the maximum height of turbine permitted will be 59 metres to blade tip. In those areas depicted as 'Wind Energy Areas – Very Small Turbines' the maximum height permitted will be 24 metres to blade tip. As demonstrated on the Policies Map areas for the small category of turbine overlap with those for the very small category, with the latter being suitable over a more extensive area due to their lower impact on the landscape.</i></u></p> <p>Footnote 15: Assessment of Areas of Suitability for Wind Development in Calderdale, Land Use Consultants, January 2017</p>	Clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM46	80	Para. 10.40	10.40 The Study employed a threshold of 18 metres height to blade tip and therefore no assessment was made for turbines below this size. However, such turbines can provide and/or contribute to the energy needs of farmsteads and other small businesses as well as being part of community led schemes. Such turbines have a more limited impact and will <u>also</u> be permitted across the Borough with the exception of the SSSI/SPA/SAC but including within the associated buffer area <u>in those areas identified on the Policies map as suitable for small and very small turbines (the two smallest categories in the LUC Study)</u> subject to compliance with the relevant criteria in Policy CC6. The reference to sites of nature conservation or biodiversity value in Part 1 of the Policy includes both areas which have been officially designated and ones where this is not the case.	Clarification
MM47	80	New Para. 10.40a	<u>10.40a Castle Hill, in the Metropolitan Borough of Kirklees, is one of the most distinctive and prominent landscape features in the region. It is visible from a wide area and is a familiar and valued landmark. Victoria Tower, which lies on the south-western end of the hill top, accentuates this dramatic location and has become a key feature of the area's skyline. The visual connections between the site and the rural and urban areas around it are a fundamental aspect of its setting. In order to better understand the contribution which the area around the monument makes to its setting, in 2016 Kirklees Council commissioned a Study to examine the extent to which the significance of Castle Hill is derived from its setting. The 'Castle Hill Setting Study' makes it clear that the extensive wide-ranging views from the hilltops across the surrounding landscape are a critical component of Castle Hill's setting and notes, in particular, the potential harm which tall structures, such as wind turbines could have upon the setting of the monument. Wind turbine proposals, therefore, will also be expected to take into account their potential impacts upon Castle Hill.</u>	Clarification
MM48	80	Para 10.41	10.41 In addressing the wide range of wind energy proposals which could come forward, together with their potential impact on the landscape as set out above, the Local Plan <u>takes a positive approach to wind energy but one which is tempered by the Written Ministerial Statement.</u> is pragmatic balancing the national policy	Clarification

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			requirement for a positive approach to renewable energy against an overly strict interpretation of the Ministerial Statement. Additionally, interest currently exists in progressing several Neighbourhood Plans across the borough and these also have the potential to allocate areas for wind energy development.	
MM49	81	Para.10.46	<p>10.46 Heat networks differ from other technologies producing renewable and low carbon energy since they are primarily a form of distribution, although they may also include generation (including from renewable and low carbon sources). Increasing the number of district heat networks is an important part of the Plan for achieving the United Kingdom's legal 80% reduction in emissions by 2050. <u>commitment to reducing emissions to net zero by 2050. Significant policy and funding support exists nationally for heat networks as part of the Government's identification of the technology as the most cost-effective way to decarbonise heat in urban areas.</u></p> <p>10.46a National heat mapping by the Department of Energy and Climate Change (DECC) has identified the locations with the most potential for supporting heat networks whilst further work by Leeds City Region (LCR) has identified the areas within the city region with heat loads sufficient to support district heat networks, with an opportunity identified in Halifax. The Council's Energy Futures Strategy supports this form of development and the Council wish to encourage developers to both investigate and bring forward heat networks and connect to any existing networks. A number of organisations have expressed interest in doing so. Currently the Council are undertaking technical work in relation to a proposed district heating scheme covering central Halifax with support from the Government's Heat Network Delivery Unit. Given that the Plan looks forward to 2033, there is the distinct possibility that opportunities for connections to heat networks will arise during this period and the Council will support these.</p> <p>10.46b Where networks are feasible and viable future residential developments of 10 or more dwellings or developments of 1,000 or more square metres will need to either connect to an existing heat network or demonstrate how sites have been designed to allow for connection to a future district heating network. <u>As a guide to identifying developments with sufficient existing or potential heat density, the linear</u></p>	Clarification

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			<p><u>heat density MWh demand served per metre of network of 3.1 MWh/m or above (non bulked) provides a useful reference point.</u> Whilst a development of around 40 dwellings is currently required to make connection to a heat network viable, the Plan has a threshold of 10 dwellings in order to both allow for improvements in viability over the Plan period and for situations where sites are developed in close proximity to one another. <u>Viability should be considered on a life-time basis and consider a wide range of technology options and include quantification compared to an appropriate counterfactual of:</u></p> <ul style="list-style-type: none"> • <u>capital cost;</u> • <u>operation and maintenance cost;</u> • <u>energy cost to consumer and</u> • <u>Carbon emissions</u> <p>10.46c Part 3 of the Policy below demonstrates the Council's support for heat networks over the Plan period. Possible means of achieving the necessary infrastructure could be through Local Development Orders and/or the Community Infrastructure Levy or in association with other infrastructure projects such as road improvements.</p> <p><u>10.46d Given both the detailed technical nature of district heat networks and their requirements, together with the expectation that this technology will become more widely available later in the Plan period, the Council will give consideration to a specific Supplementary Planning Document (SPD) on District Heat Networks. This document will be a more appropriate place to accommodate technical detail (including benchmark heat densities) and technological advances than the Local Plan. It will also provide a useful source of information for both developers and planning officers in Development Management when assessing development proposals. The SPD will also consider a heat zoning network to show where a local heat network is operational, soon to be operational, or still in the development stages. Should there be certainty that a heat network will be operational by a specific year the planning requirements relating to development in the defined zone(s) will reflect this fact.</u></p>	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM50	81/82	Policy CC6 criterion 3	<p>Policy CC6</p> <p>Part 1: Assessment of Proposals for Renewable And Low Carbon Energy</p> <ul style="list-style-type: none"> any significant harm to sites of nature conservation or biodiversity value <u>and protected species</u>; 	Clarification
MM51	82	Policy CC6 Part 2	<p>Policy CC6</p> <p>PART 2: Assessment of Wind Energy Developments</p> <p>Additionally for wind energy the proposed development scheme should:</p> <ul style="list-style-type: none"> be within an area identified as suitable for the proposed size category of wind turbine as defined either on the Local Plan Policies Map or in an adopted Neighbourhood Plan; or <u>and</u> be less than 18m to blade tip, not within the South Pennines Moors SSSI/SPA/SAC, and directly related to, and generate power principally for, the operation of a farmstead, other rural business or a local settlement; and following consultation it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing. 	Clarification
MM52	82	Policy CC6 Part 3	<p>POLICY CC6</p> <p>Assessment of Renewable and Low Carbon Energy Development Proposals</p> <p>PART 3: Connecting to District Heat Networks</p> <p>All larger scale development should consider the opportunities to provide different and innovative <u>low carbon</u> heating to occupiers. Where technically viable <u>(see reasoned justification) and</u> appropriate for the development, and in areas with sufficient existing or potential heat density, developments of 1,000 or more square metres or more or 10 dwellings or more (including conversions where feasible) or <u>developments with sufficient existing or potential heat density should seek low carbon district</u> heating systems according to the following hierarchy:</p> <ol style="list-style-type: none"> Connection to existing district heating networks; Construction of a site wide district heating network served by a new low carbon heat source; 	Update

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p>3. Collaboration with neighbouring development sites or existing heat loads/sources to develop a viable shared district heating network;</p> <p>4. In areas where district heating is currently not viable, but there is potential for future district heating networks, all development proposals will need to demonstrate how sites have been designed to allow for connection to a future district heating <u>network such as the inclusion of low temperature heating systems.</u></p>	

Chapter 11 – Managing Growth

No Modifications Proposed

Chapter 12 – Health and Well Being

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM53	85	Policy HW2	<p>A Health Impact Assessment (HIA) should be provided for residential developments of 30 or more units, non-residential developments of 3,000m² or more, hot food take-aways <u>takeaways</u> and other developments where the proposal is likely to have a significant impact on health and wellbeing.</p> <p>Where significant health impacts are identified, measures to mitigate the adverse impact of the development should be identified and will be secured by appropriate planning conditions or obligations.</p> <p><u>Expected measures include:</u></p> <ul style="list-style-type: none"> i. Health impacts have been properly considered when preparing the proposals; ii. The development contributes to the creation of a strong, healthy and just society; iii. The applicants have worked closely with those directly affected by their proposals to evolve designs that take account of the views of the community; iv. Any beneficial impacts on health and wellbeing of a particular development are clearly identified; v. Any negative impacts on health and wellbeing of a particular development scheme are minimised. <p>The HIA will be expected to address the following themes <u>in a manner that is appropriate to the scale and type of development proposal:</u></p> <ul style="list-style-type: none"> i. Healthy, accessible and affordable Housing; 	Clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<ul style="list-style-type: none"> ii. Physical activity; iii. Availability of green space and play areas; iv. Diet and nutrition; v. Air quality and noise; vi. Active travel, public transport and accessibility; vii. Crime and community safety; viii. Alcohol and drug use; ix. Equality, Social Cohesion and Community; x. Access to Public Services and facilities, including primary care. <p>Applications will not be approved where the balance of considerations demonstrates that the benefits of the development are outweighed by any adverse impacts on health and wellbeing.</p>	
MM54	85-86	Para 12.10-12.11	<p>12.10 Community facilities include, but are not restricted to, public services, community centres, public halls, emergency services, youth centres, libraries, open spaces, cultural facilities, the voluntary sector, public houses, post offices, health and educational facilities. Some of these issues such as open spaces are dealt with elsewhere within the plan (Green Infrastructure <i>policy GN6</i> and Natural Environment) and Health and Social Care and Educational Facilities are dealt with later in this chapter.</p> <p>12.11 The NPPF identifies the delivery of sufficient community and cultural facilities and services to meet local needs as a core planning principle. <i>Major new development should seek to enhance</i></p>	Clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<i>cultural provision in the Borough per Policy RT6.</i> It also advocates the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship, particularly in rural areas where access to services can be limited. Community facilities and emergency services indicates a concentration of services and facilities within and around the main urban areas, with limited facilities elsewhere.	
MM55	87	Policy HW4	<p>Development proposals which would lead to the loss of community facilities, <i>including but not limited to</i> public houses, village shops or post offices will not be supported unless:</p> <ul style="list-style-type: none"> • An appropriate alternative is provided; or • It can be demonstrated that the facility is no longer required within the local area or is no longer viable; and all reasonable efforts have been made to retain the facility and other alternative community uses, community ownership <i>and designation as an Asset of Community Value</i> have been considered; or • The closure of a health or educational facility is required due to an identified operational requirement. <p>The Council will support the co-location of services where opportunities arise providing such co-location can be demonstrated to improve access to services and more efficient use of land and resources.</p> <p>New developments will, where appropriate, be expected to work with communities to identify community needs and contribute towards the provision of such community facilities in accordance with Infrastructure provision.</p>	Clarification
MM56	87	Policy HW5	Sustainable Local Food Production	Update

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason
			<p>All new residential developments with the exception of apartments and specialist accommodation shall include gardens or communal areas of adequate size, commensurate in scale with the development, to support household food production.</p> <p><i>Where practical developments of apartments or specialist accommodation should have some or all of pot/trough space, window box facilities, communal gardens at ground or roof level, pre-built raised beds and sensory gardens.</i></p> <p>Furthermore all developers are encouraged to explore ways to incorporate food growing into landscaping schemes and the spaces around their developments.</p>	
MM57	88	Para 12.19	<p>There is evidence that the type of food on sale nearest to schools influences the diet of schoolchildren</p> <p>(Engler-Stringer, 2014; Smith, 2013), and that the availability of “unhealthy” foodstuffs makes healthier choices less easy(18) Continuing to permit schoolchildren access to food sold in hot food take-aways, often high in fat, salt and sugar, will perpetuate poor food choices. Managing the development of hot food takeaways within a ten minute <u>400m</u> walking distance of the school <u>secondary schools</u> (i.e. a 400m radius) will help limit children’s exposure to food choices that could be associated with obesity.</p>	Clarification
MM58	89	Policy HW6	<p>Proposals for hot food takeaways <u>and other sui generis uses such as drive-thru premises</u> will be permitted where they meet the following criteria:-</p> <p>i. The proposed development is not within 400m <u>walking distance</u> of the principal entry point to a <u>secondary</u> school except where the application site is within the designated town centres of Halifax, Sowerby Bridge, Brighouse, Elland, Hebden Bridge or Todmorden;</p>	Clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p>ii. No unacceptable environmental, safety or other problems are created (including measures to limit litter generation, through the provision of on site bins or the provision of a litter management plan);</p> <p>iii. The proposed development would not increase the level of disturbance or nuisance to a level that would be unduly detrimental to the amenities of anyone living in the area;</p> <p>iv. The proposals would not generate traffic movements or demand for parking that would be unduly detrimental to highway safety or residential amenities;</p> <p>v. The proposals make adequate and satisfactory arrangements for the discharge of cooking fumes and smells;</p> <p>vi. The proposals comply with shopping frontage policy;</p> <p>vii. The development preserves or enhances Conservation Areas and does not adversely affect Listed Buildings or their settings where these are material considerations;</p> <p>Where proposals are acceptable, restrictions may be imposed on hours of opening in order to protect the amenity and character of the areas within which the development is located.</p>	

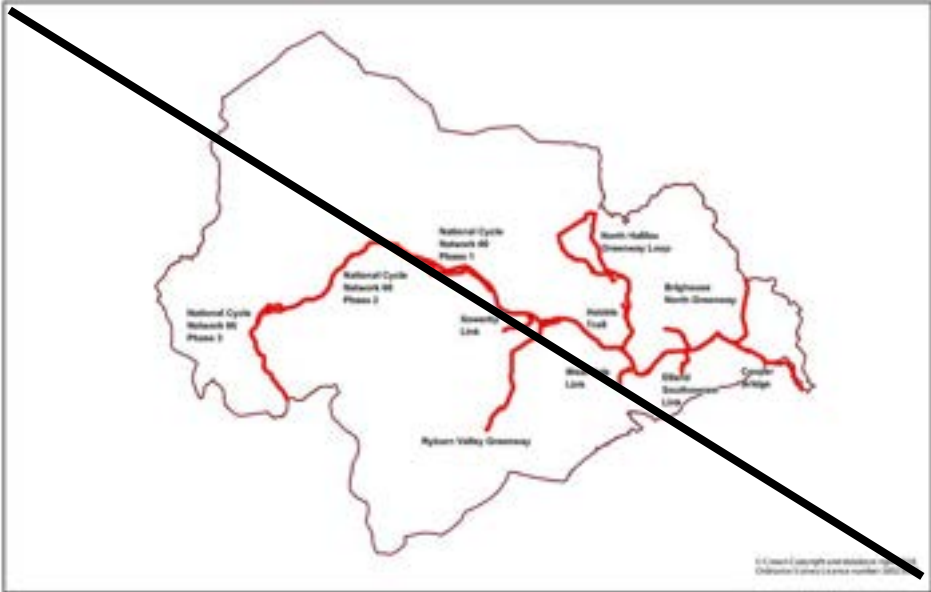
Chapter 13 – Infrastructure and Masterplanning

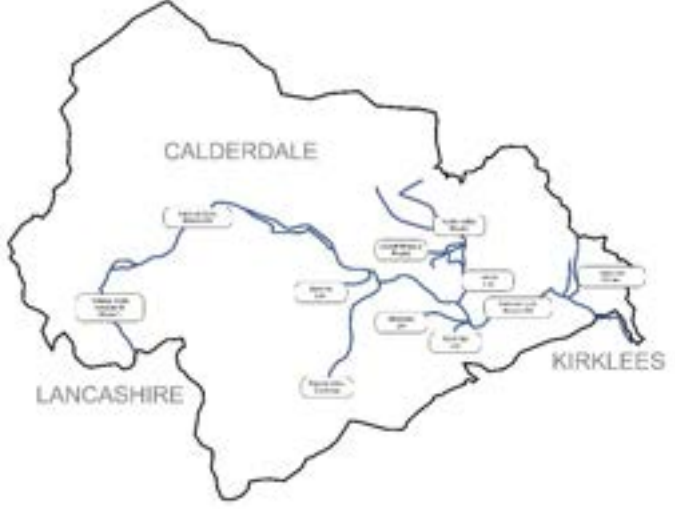
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM59	92	13.15	Of some of the most strategically significant schemes WYCA are supporting new highway interventions with funding sourced from the West Yorkshire Plus Transport Fund. Of these projects, work on the A629 route between Halifax and Huddersfield is the most advanced, and elements focusing on the Salterhebble and Halifax town centre areas will be delivered during the early stages of the plan period. Other elements of the A629 package will follow later although are still programmed for construction completion within the first five years of the life of the Local Plan. These include works at Ainley Top, in West Vale, in the Kirklees section of the A629. Only the northern section of the A629 from Halifax to the boundary with Bradford district is yet to have as agreed completion date. Further work on the A641 between Huddersfield and Bradford, as well as a range of local measures on various highways in and around the Brighouse part of this corridor, are being considered by Calderdale in partnership with WYCA. The development of this A641 Corridor / Brighouse area suite of interventions is at an earlier stage of development as compared to the A629 programme. Any available details are listed in the IDP which will be updated accordingly as this and all other programme areas progress.	Update
MM60	92	New para after 13.15	<u><i>The A641 scheme connects the Spatial Priority Areas of Bradford, Brighouse and Huddersfield and is of strategic significance to the major growth planned in the south-east Calderdale area. The scheme, which is currently at the detailed design stage, is programmed for completion by December 2025 and is being developed by Calderdale Council working collaboratively with Kirklees and Bradford Councils and the West Yorkshire Combined Authority. The three councils have worked collaboratively to develop an integrated package of 41 interventions that will also complement other investments across the area. The scheme will support the delivery of transformational change for communities, the environment and the economy by providing connectivity and equality for all; clean growth and carbon mitigation; and inclusive growth and regeneration. To achieve this a network of improvements will be delivered for people walking, wheeling, and cycling to provide safe and high-quality facilities; improvements for all users at key</i></u>	Update

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<i>junctions to improve crossings, safety and operation; enhanced circulation and access around and into Brighouse for all users; bus lanes, bus priority gates and improved bus stop facilities and access to the bus station to facilitate journey times, reliability and user experience; improved gateway and accessibility for all modes to Brighouse rail station; Streets for People / Low Traffic Neighbourhood improvements to local centres through better access and streetscape enhancements to reduce traffic flow and traffic speed; improved public realm including hard and soft landscaping and a net increase in SuDs and trees; and new access arrangements with provision for all modes supporting the proposed garden communities.</i>	
MM61	92	13.17	The Council is also working with WYCA to deliver walking and cycling related interventions. The Cycle City Ambition Grant (CCAG) 'CityConnect' Programme is delivering improvements to the Rochdale Canal Towpath to provide a multi-modal active travel corridor in the district. <i>The success of the City Connect Programme has provided quality walking and cycling upgrades along the towpaths of the Rochdale Canal and Calderdale & Hebble Navigation forming part of trunk route following the Calder Valley between Todmorden and Brighouse. Future ambitions to extend these routes to the Lancashire and Kirklees boundaries are currently ongoing.</i> Further, the Council is working with WYCA to develop a Cycling and Walking Infrastructure Plan (LCWIP) to identify the key walking and cycling routes of the district that will be the focus of active travel investment in the future.	Update
MM62	93	Policy IM1	Strategic Transport Interventions The following strategic transport infrastructure interventions are expected to be delivered through the plan period: <ul style="list-style-type: none"> • A629 Corridor (M62 to Halifax, including Halifax town centre); • A641 Corridor / Brighouse Area Schemes; • <i>Cooper Bridge /A641 Highway Scheme (Kirklees led);</i> • A646/A6033; • A58/A672 Corridor (West of Halifax); 	Update / clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<ul style="list-style-type: none"> • M62 Junctions 20 (Rochdale) to 25 (Brighouse) Smart Motorway; • Calder Valley railway electrification; • Calder Valley railway improvements (track and service infrastructure); • Elland Station; • Elland Access Package; • Halifax Station Gateway; • West Vale and Ainley Top Improvements; • Rochdale Canal Towpath Improvements; • Ryburn Valley Cycleway; • Hebble Trail Extension; • M62 Junction 26 Capacity Improvement; • Urban Traffic Control System Upgrade. • <u>Halifax Bus Station</u> • <u>West Halifax Bus Improvements</u> • <u>North Halifax Walking and Cycling (TCF)</u> • <u>Park Ward Streets for People</u> • <u>Hebden Bridge Rail Station Car Park Extension</u> • <u>Mytholmroyd Rail Station Car Park Extension</u> • <u>Integrated Ticketing Programme</u> • <u>Bradley to Brighouse Cycle Route</u> <p>Potential interventions:</p> <ul style="list-style-type: none"> • A58/A6036 Corridor (East of Halifax); • A629 (Halifax to Bradford Boundary); • Hipperholme Station; • Cooper Bridge / A644 Highway Scheme (Kirklees led) • North Halifax Greenway; • M62 Junction 24a. • High Speed Rail 2; • Northern Powerhouse Rail. • <u>Mass Transit Vision (West Yorkshire Combined Authority)</u> 	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<ul style="list-style-type: none"> • <u>M62 junction 23 – signalisation of roundabout</u> • <u>M62 junction 24 – additional lane on entry to Ainley Top roundabout from J24</u> <p>It is likely that many among the schemes listed above will come forward to delivery across the life of the plan. All are considered priorities by The Council.</p> <p>Favourable consideration will be given to applications that support the delivery of these schemes.</p>	
MM63	95	Map 13.1		Update

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
				

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			 <p>The map shows the geographical area covered by the A629 corridor, spanning across Calderdale, Lancashire, and Kirklees. Key locations and features are labeled, including 'CALDERDALE' at the top, 'LANCASHIRE' at the bottom left, and 'KIRKLEES' at the bottom right. The A629 road is highlighted in blue, winding through the region. Various planning areas and towns are marked with callouts, such as 'HEATHOLME', 'HEATHWOOD', 'HEATHWOOD NORTH', 'HEATHWOOD SOUTH', 'HEATHWOOD WEST', 'HEATHWOOD EAST', 'HEATHWOOD CENTRAL', 'HEATHWOOD SOUTH WEST', 'HEATHWOOD SOUTH EAST', 'HEATHWOOD NORTH WEST', and 'HEATHWOOD NORTH EAST'. The map also shows the 'A629 CORRIDOR' and 'A629 TRUNK ROAD'.</p>	
MM64	95-96	Policy IM3	<p>Safeguarding Transport Investment</p> <p>Where necessary, land will be safeguarded to ensure the transport schemes can be successfully implemented, in particular:</p> <p>Safeguarding Along the A629 Corridor</p> <p>Planning permission will not be granted for development that would prejudice the construction of the A629 transport scheme(s).</p>	Update / clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p>Safeguarding Along the A641 Corridor</p> <p>The A641 Corridor between Huddersfield and Bradford is being considered for interventions to improve the highway and transport services through the West Yorkshire+Transport Fund. Applicants and decision-takers should be aware of the potential schemes and seek to ensure that proposals take into account the latest published information about the proposed scheme. Where there are uncertainties or concerns about the relationship between a proposed development and the transport corridor scheme, permission is likely to be refused, or conditions placed upon any approval to ensure that the scheme is not prejudiced.</p> <p>Safeguarding in the Corridor Improvement Programme (CIP) Area</p> <p>CIP is designed to bring a series of schemes to the environment of the A646/A6033 and A58/A672 highway corridors as well as in the environs of some of the key settlements along these routes. Planning permission will not be granted for development that would prejudice the construction of the CIP transport scheme(s).</p> <p>Safeguarding the Cooper Bridge / A644 / Bradley Link</p> <p>Whilst this scheme is predominantly in Kirklees District a critical section on the A644 is in Calderdale. Planning permission will not be granted for development that would prejudice the construction of the Cooper Bridge / A644 / Bradley Link transport scheme(s).</p> <p>Safeguarding Rail Development Schemes</p> <p>There are a number of rail related schemes at various stages of development and proximity to Local Plan decision making. These scheme types and their relationship to the necessities of safeguarding within this Policy IM3 are set out in their approximate order of importance and relation to the Local Plan below:</p>	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<ol style="list-style-type: none"> 1. New Station Development - where an entirely new station is planned for development and the land it and related facilities will occupy is required to be safeguarded; 2. Station Redevelopment - where land relating to the improvement of station facilities (e.g. station buildings, parking, access arrangements, platforms) is required to be safeguarded; 3. Rail Infrastructure Improvements - relating to route improvements. <p>Safeguarding the Elland Access Package Scheme</p> <p>In association with other transport improvements planned for the Elland area a number of walking and cycling specific improvements are in development. Planning permission will not be granted for development that would prejudice the construction of the Elland Access Package scheme.</p> <p>Safeguarding for Urban Traffic Management Control (UTMC) System Upgrades</p> <p>Whilst improvements to UTMC are often on highway land controlled by the Council there are some instances where the necessities of upgrading this system require use of private land. Therefore, as the UTMC upgrade plan emerges applicants and decision-takers should be aware of the potential schemes and seek to ensure that proposals take into account the latest published information about the proposed scheme. Where there are uncertainties or concerns about the relationship between a proposed development and the transport corridor scheme, permission is likely to be refused, or conditions placed upon any approval to ensure that the scheme is not prejudiced.</p> <p>Safeguarding the Local Cycling and Walking Infrastructure Plan (LCWIP)</p> <p>Calderdale Council is in the process of developing the LCWIP to identify the walking and cycling infrastructure development priorities for the Borough. Applicants and decision-takers should be aware of the potential schemes and seek to ensure that proposals take into account the latest published information about the proposed scheme. Where there are uncertainties or concerns</p>	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p>about the relationship between a proposed development and the transport corridor scheme, permission is likely to be refused, or conditions placed upon any approval to ensure that the delivery of any identified scheme is not prejudiced. (Note that the priorities to emerge from this process are a separate safeguarding requirement of the Local Plan from the NPPF defined direction for the protection and enhancement of Rights of Way).</p> <p>Safeguarding Disused Railway Lines</p> <p>Development on the sites of former railway lines, shown on the Policies Map will not be supported if it would:</p> <p>Prejudice the creation of appropriate rights of way;</p> <p>Prejudice the ability to keep the integrity of a linear route, including potential reinstatement of a railway line;</p> <p>Harm the functioning of the land as a part of a biodiversity network or linear open space.</p> <p><u>Safeguarding for Mass Transit</u></p> <p><u>Calderdale Council is working in partnership with the West Yorkshire Combined Authority on the development of a new mass transit system to serve the region. Mass Transit includes solutions such as trams, tram/train, very light rail vehicles and bus rapid transit vehicles. The technology in this market is constantly evolving, essentially providing a public transport option with capacity greater than buses, but less than heavy rail.</u></p> <p><u>In the coming years the routes of and phasing of that network will be established and the need for routes to be protected will emerge. Calderdale is likely to be in the later phasing of that network and as such it will be important to ensure that both route protection and the need to avoid planning blight are carefully balanced in the development of an appropriate route protection strategy. The Combined Authority is currently undertaking engagement on the WY</u></p>	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<i>Mass Transit vision 2040, which sets out the ambition for the region, and those key places to connect by Mass Transit within Calderdale.</i>	
MM65	97	13.27	<p>Local Transport Interventions</p> <p>13.27 The Council are <u>is</u> keen to see the expansion of technologies which reduce emissions of carbon dioxide. The expansion of charging points for electric cars is seen as a key way to supporting the growth and use of electric cars within the Borough. The Council will therefore encourage and support applications which incorporate electric charging points.</p>	Clarification / update
MM66	98	Policy IM4	<p>Sustainable Travel</p> <p>Decision makers will aim to reduce travel demand, traffic growth and congestion through the promotion of sustainable development and travel modes. This will be achieved by a range of mechanisms that mitigate the impacts of car use and promote <u>encourage</u> the use of other forms of transport with lower environmental impacts. These mechanisms will include;</p> <p><i><u>The requirement to include mechanisms to promote sustainable travel in development proposals will depend on the scale, type and form of development proposed and will be assessed on a case-by-case basis. Mechanisms could include:</u></i></p> <ul style="list-style-type: none"> • Effective management of the existing road, rail and waterways network to address congestion; • The rolling out of 20mph Zones across the borough; • Road space will be re-allocated Reallocation of road space to support movement by travel modes other than the private car; 	Clarification / update

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<ul style="list-style-type: none"> • Managing demand through the implementation of the Council's parking and transport strategy; • Managing demand so as to reduce the need to travel through, for example, measures to encourage home working; • Enhancement and expansion of the footpath, bridleways and cycle networks within Calderdale and the continued creation of links with neighbouring authorities; • Measures to encourage and facilitate cycle usage such as provision of adequate space in homes and garages for cycle storage and provision of facilities at employment sites for secure cycle storage, showers and locker space; • Improved access and facilities for rail users including enhanced public transport interchange and parking provision at stations; • Improved access and facilities for bus users including the provision of new bus stops, shelters and real time information; • Encourage development within 400 metres of the Core Bus Network or within 750 metres of railway stations; • Electric car charging points should be provided and actively pursued in all new major developments; • New homes should have provision of electric vehicle charging points provided at their parking spaces; • <u>Provision of Electric Vehicle Charging Points in line with Part S of the Building Regulations and any subsequent updates.</u> 	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<ul style="list-style-type: none"> • Provision of park and ride facilities will be appropriate where this supports the use of public transport and/or reduces congestion; • Provision of car club facilities; • All new developments which are likely to generate significant levels of traffic generation will be required to provide a Travel Plan highlighting how they will minimise use of the private car. <p>Applications which demonstrate a commitment to the principle of sustainable travel and implement the specific types of intervention set out in this policy will be viewed favourably. Applications relating to the Garden Suburbs and those that require the development of a master plan will be expected to demonstrate this commitment.</p>	
MM67	100	Policy IM5	<p>Ensuring Development Supports Sustainable Travel</p> <p>All new development should have regard to the following:</p> <p><u>All new development will be required to comply with the following:</u></p> <p>Public Transport Accessibility</p> <p>Proposals should be located within the urban areas or associated with a village inset in the Green Belt. They should also <u>will</u> take account of the public transport network and ideally be:</p> <p>located where public transport services gives at least a 30 minute direct day time service to Halifax and/or Brighouse town centres or higher order centres outside Calderdale (such as Bradford, Huddersfield, Rochdale, Burnley, Dewsbury or Leeds) which is accessed from a bus stop within 400m walking distance or a railway station that is up to 750m walking distance away;</p>	Clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p>provide scope and scale of development which would support new public transport services to directly link the development to Halifax and/or Brighouse or equivalent higher order settlement outside of Calderdale.</p> <p>Mobility and Accessibility</p> <p>Proposals should provide adequate means for those with disabilities and mobility impairments to access all modes of transport as noted in the National Planning Policy Framework (NPPF). This would include access provision into and within the built form as well as in the provision of highway facilities, in particular pavements, to a quality acceptable for all users.</p> <p>Car Parking</p> <p>New development should manage the travel demand generated through the appropriate application of parking provision not in excess of that demonstrated to meet the anticipated needs of the development. The Council's Parking Standards contained in Annex 1 are provided as guidance to developers in considering the level of parking to seek. In addition:</p> <p>In determining the appropriate level of parking for any given development, consideration will be given to the accessibility of the site, the type, mix and use of development, opportunities to use alternative modes of transport and relevant parking or traffic management strategies.</p> <p>Parking for those with physical disabilities will be for 1 disabled space per 10 spaces provided and this shall be in addition to the maximum allowances indicated in Annex 1.</p> <p>Cycle Parking</p> <p>New development should provide adequate cycle parking to a quantity as specified in the Council's Parking Standards contained in Annex 1.</p>	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p>Hierarchy of Road Users</p> <p>All development proposals should <i>will</i> take account of the hierarchy of road users and consider how the proposed development will support modal choice and facilitate reductions in carbon emissions. <u>The hierarchy of road users is:</u></p> <ol style="list-style-type: none"> I. Pedestrians, people with disabilities and emergency services II. Cyclists and Horse Riders III. Public transport passengers including taxis and private hire IV. Motorcyclists V. Freight movements including deliveries to local areas VI. Private Cars <p>Transport Assessments</p> <p>Travel Plans, Transport Assessments and Transport Statements are expected for all developments that generate significant amounts of movement. These should address the requirements of the NPPF and the advice of the national Planning Practice Guidance (nPPG) or the latest policy statements and requirements set at the national level, or as established by local guidance.</p> <p><u>Development that is likely to generate a significant amount of movement will require the submission of a Transport Statement or a Transport Assessment, and a Travel Plan, depending on the scale of development and its location. These should address the requirements of the NPPF and the advice of the national Planning Practice Guidance (nPPG) or the latest policy statements and requirements set at a national level, or as established by local guidance. Consultations with</u></p>	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p><i>the Council's Highways Department will ensure that applicants are aware of the specific information required.</i></p> <p><u>Strategic Road Network</u></p> <p><i>Developments that have the potential for a significant impact on the Strategic Road Network (and its related junctions) will be required to make provision for measures that will reduce and mitigate that impact. A transport assessment will need to demonstrate that any committed schemes are sufficient to deal with the additional demand generated by the site. Where committed schemes will not provide sufficient capacity or where Highways England does not have committed investment, development may need to contribute to additional schemes identified by Highways England and included in the Infrastructure Delivery Plan (IDP) or other appropriate schemes. If development is dependent upon construction of a committed scheme, then development will need to be phased to take place following scheme opening</i></p>	
MM68	102	Policy IM6	<p>Telecommunications and Broadband</p> <p>Proposals for telecommunications development will be permitted where it can be demonstrated that:</p> <p><i>The Policy does not establish any quantum or spatial distribution of telecommunications development across the Borough. Any telecommunications development proposals coming forward will be appropriately assessed and consider the following matters:</i></p> <ul style="list-style-type: none"> i. The siting and design of the equipment will not cause unacceptable harm to the character or appearance of the area <i>(including considerations relating to the South Penning Moors SPA and SAC)</i> or building on which it is located and will not have an unacceptable effect on the amenity of adjoining residential areas; ii. The special character and appearance of all heritage assets are preserved or enhanced; 	Clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p>iii. The quality or special interest of any environmentally sensitive areas (<i>including considerations relating to the South Penning Moors SPA and SAC</i>) are not detrimentally or adversely affected;</p> <p>iv. It can be demonstrated that the equipment will meet the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines on the limitation of exposure of the general public to electromagnetic fields;</p> <p>v. It has been demonstrated that mast or site sharing is not feasible and that the equipment cannot be sited on an existing building or other appropriate structure that would provide a preferable environmental solution; and</p> <p>vi. Consideration has been given to the future demands of network development, including that of other operators.</p> <p><i>Additionally: All new housing and employment development should consider how the benefits of high speed broadband can be provided for future occupiers. Larger sites should facilitate provision of broadband, and plan for this as part of the strategic master plan for the site.</i></p> <p><i>All new development will facilitate the provision of high speed broadband where feasible.</i></p>	
MM69	102	13.45	<p>It is important to ensure that developments are well laid out and designed to be future-proof, in order to enable upgrades and expansions to the networks without negative impacts such as road works, or the expense associated with retrofitting. <i>Developers will need to liaise with service providers to ensure the provision of infrastructure to support high speed broadband.</i></p>	Clarification
MM70	103	13.48-13.49	<p>13.48 The Local Plan identifies a number of key sites and locations which are essential to the delivery of the strategy. These include the identified Garden Suburbs at Brighthouse and Rastrick and larger development sites which could accommodate in excess of 500 dwellings.</p> <p>13.49 The Local Plan seeks quality designs <i>expects high quality design</i> for all types of development which help to maintain and <i>in order to respect and</i> enhance the character of the local areas. and Master planning is a useful tool to assist in achieving this objective. <i>on larger and more complex sites.</i> Master planning ensures that new development is properly integrated</p>	Update / Clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			with existing settlements, with the focus on sustainable mixed communities. A comprehensive master planning process also ensures that new development is planned in a co-ordinated manner.	
MM71	103	13.49a	New Para <i><u>Where larger sites are in multiple ownership, masterplanning should inform the processes of collaboration and equalisation between landowners by resolving the extent and location of development, infrastructure, and open space; and also, the phasing of the site.</u></i>	Update / Clarification
MM72	103	13.50a	New Para <i><u>The Government's Garden Communities Toolkit provides detailed advice on masterplanning and design for schemes of varying scales. The advice sets out guidance in terms of preparation, typical stages of the process and ways in which a masterplan can be tested.</u></i> footnote <i><u>Garden Communities Toolkit (27th September 2019)</u></i>	Update / Clarification
MM73	103	13.51	The Council expects developers of strategic sites to follow the principles associated with master planning, but the principles can also help inform all development. <i><u>The council will require a masterplan to be submitted in the following circumstances:</u></i> <ul style="list-style-type: none"> • <i><u>Areas of Significant Change</u></i> – where a structured and integrated framework for urban growth is required such as the Garden Suburbs; where a strategy is required for the regeneration of an area; or where cohesive and comprehensive delivery is required involving multiple landowners or developers. • <i><u>Highly Sensitive Areas</u></i> - where important built and natural environmental assets need to be protected, where there are complex issues such as differing objectives between 	Update / Clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p><u>developers or landowners or where there are significant ecological and green network considerations.</u></p> <ul style="list-style-type: none"> • <u>Cumulative effect - where the cumulative effect of multiple developments may be significant.</u> 	
MM74	103	13.51a	<p>New Para</p> <p><u>The various criteria listed in the policy will not apply to all developments requiring masterplanning. The requirements will depend on the scale, type and form of development proposed and will be assessed on a case-by-case basis.</u></p>	Update / Clarification
MM75	103	Policy IM7	<p><u>Policy IM7 – Masterplanning</u></p> <p>Masterplanning is required for all strategic housing sites with a capacity for 500 or more dwellings the Garden Suburbs and Mixed-use allocations. In relation to allocated housing sites below this threshold, the Council will expect the Design and Access Statement to include evidence that the criteria set out under the bullet points in this policy have been taken into account in preparing the application. Where specified in Appendix 1, a masterplan will also be required on other housing and employment allocations.</p> <p><u>Where Appendix 1 does not indicate a requirement for a masterplan, the Council will expect the Design and Access Statement to include evidence that the criteria set out under the bullet points in this policy have been considered in preparing the application where applicable.</u></p> <p><u>For non-allocated sites that may come forward during the plan period, a requirement for the site to be masterplanned will be assessed on a case-by-case basis.</u></p> <p>The production <u>preparation</u> of masterplans for strategic housing sites should involve the all relevant stakeholders, including the Council, infrastructure providers, landowners, developers, the local community, service providers and other interested parties. Masterplans should <u>cover the</u></p>	Update / Clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p>whole of the allocation and be developed in consultation with and endorsed by the Council prior to the submission <u>approval</u> of a planning application <u>for any part of the site.</u></p> <p><u>In relation to the Garden Suburbs, it is essential that development is brought forward in a high quality, comprehensive, phased, and co-ordinated manner. Collaboration and equalisation will need to be informed by a shared design vision that has been prepared transparently. The Council will therefore commission masterplans for the Garden Suburb allocations. The approved masterplans will be adopted through a Supplementary Planning Document.</u></p> <p>Masterplans should <u>are expected to</u> achieve the following (proportionate to <u>dependent on</u> the scale, <u>type and form</u> of development):</p> <ul style="list-style-type: none"> • <u>demonstrate how the proposal adheres to the principles set out in the National Design Guide and any local design guides or design codes;</u> • an indicative development layout, and phasing and implementation plan; • high standards of <u>quality, inclusive</u> design that respects the character of the landscape, heritage, adjacent and nearby settlements and built development, reflecting the urban to <u>rural countryside</u> transition with appropriate boundary treatment <u>through sensitive design;</u> • make effective use of the site through the application of appropriate densities in terms of <u>considering the character of the site (and its individual phases), including topography and environmental constraints and the character of the surrounding area. Consideration will be given to</u> scale, height and massing, and its <u>the</u> relationship to adjoining buildings and landscape <u>local services and transport infrastructure;</u> • create a strong sense of place, ensuring the proposed development makes a positive contribution to local character and distinctiveness; 	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<ul style="list-style-type: none"> • plan for integrated development, providing for a mix of housing that addresses the range of local housing needs, and encourages community cohesion; • reduce the need for car use and encourage sustainable modes of travel, including provision for public transport, cycle routes, footpaths and bridleways, including the roll-out of 20mph zones across the Borough; • a network of permeable and interconnected streets and public spaces which also contributes to the security of the site through careful design; • measures to mitigate the traffic impacts of the proposed development on the strategic and local road networks; • An assessment of the impact of the development on existing and planned infrastructure, and identification of new infrastructure requirements resulting from the development. • Measures to ensure timely delivery of new and improved infrastructure. • Appropriate employment provision and community facilities <u>and services</u> to serve the new development (including local shops, community halls, schools and health facilities); • accessible open space to meet identified local needs and/or increase accessibility to existing open spaces; • a <u>blue/green</u> infrastructure strategy, providing an integrated network of green spaces and space for water and associated habitat and biodiversity; • facilitate opportunities for local/community led food production either through the provision of dedicated spaces such as allotments, growing space within dwelling curtilages <u>gardens</u> or food based communal landscaping; • appropriate measures to mitigate flood risk and ensure that the development is resilient to the potential impacts of climate change; 	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<ul style="list-style-type: none"> • assessment of the potential for energy efficient design including renewable energy schemes; and • demonstration of a good understanding and respect for the natural environment, its heritage assets, and their setting both within the site and in the wider locality, whether designated or not, and <u>Masterplans should</u> include details of how the natural environment and heritage assets will be conserved and enhanced. <p>A management plan should <u>will</u> be produced as part of the masterplanning process to demonstrate how <u>Open Space</u>, infrastructure and community assets will be maintained and managed following completion of development.</p> <p>In relation to the two Garden suburb sites identified in the Local Plan, the Council will expect master plans to demonstrate how the design will achieve enhanced public access to high quality open space.</p> <p>The Council will expect subsequent planning and reserved matters applications affecting smaller parcels of land within strategic sites to accord with the principles established through the masterplanning. <u>In relation to the Garden Suburbs, individual phases will be expected to accord with the approved masterplan Supplementary Planning Document.</u></p> <p>In cases where the balance of consideration indicates that the relevant criteria have not been satisfactorily addressed, the application will be refused.</p>	
MM76	107	13.62	<p><u>Developer Contributions</u></p> <p><u>It is important that new infrastructure is delivered in a timely manner throughout Calderdale so that development does not impose an unacceptable burden on existing facilities. In order to ensure timely delivery of infrastructure it is also important that there is certainty around the mechanisms by which it will be funded.</u></p>	Clarification _ The figure of £35.24m is from the existing evidence

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p><u>At the time of drafting the Plan, the council is progressing the CIL however a new 'Infrastructure Levy' is proposed through the Levelling Up Bill; the appropriate funding mechanism will be adopted by the Planning Authority in accordance with the most up to date legislation.</u></p> <p><u>More specifically, within the Brighouse Local Plan Area particular transport and education infrastructure schemes have been identified that must be delivered at the appropriate point in the Plan period to mitigate the impacts of development. These infrastructure schemes include two number two form of entry primary schools; additional secondary school places; and transport interventions comprising elements of the A641 Corridor Improvement Programme. Based on the assumption at the time of writing that there will be a DfE funded secondary school in south east Calderdale the developer contributions will be approximately £35.24 million. These costs will be divided amongst the developments on allocated and windfall sites within the Brighouse Local Plan Area during the life of the Plan (note: the A641 critical interventions will be divided amongst the two Garden Suburbs whereas the developer contributions for the education requirements will be divided amongst all housing developments including allocated and windfall sites).</u></p> <p><u>The mechanism for delivering these contributions will be through planning obligations, secured through legal agreements at the stage of individual planning applications.</u></p> <p><u>The following policy will therefore apply:</u></p>	base; for transport the figure comes from the A641 Multi Modal Corridor Improvement Plan business case.
MM77	107	Policy IM10	<p><u>Developer Contributions</u></p> <p><u>Applications will be permitted where mechanisms are in place to ensure that the impact of the development on infrastructure can be satisfactorily mitigated. In applying this policy regard will be had to the Council's Infrastructure Delivery Plan and any current Supplementary Planning Documents.</u></p>	Clarification

Chapter 14 – Employment and the Economy

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM78	109	14.11-14.13	<p>14.11 Areas which are predominantly in B-type <u>employment</u> use currently are designated as Primary Employment Areas and are indicated on the Policies Map. The purpose of the designation is to protect existing premises and land from loss due to conversion or redevelopment for other <u>non-employment</u> uses. <i>It is recognised however, that employment complementary uses support the success of Primary Employment Areas in attracting and retaining businesses and employees, by providing small scale ancillary services such as cafés, day nurseries and gyms.</i></p> <p>14.13 New employment sites which are allocated in the Plan, will assume the designation of Primary Employment Area once development is commenced.</p>	Update / Clarification
MM79	109	Policy EE1	<p>1. Land and premises within designated Primary Employment Areas</p> <p>i) Proposals to develop or redevelop land/premises for Employment uses <u>or Employment complementary uses</u> within the Primary Employment Areas will be supported providing the following criteria are met:</p> <p>a. There is no unacceptable impact on the operation of established employment uses in the area, and</p> <p>b. There is no unacceptable impact on local amenity</p> <p><i>c. The employment complementary use provides a small scale ancillary service to meet the day to day needs of local employees, and is consistent with other Plan policies.</i></p>	Clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p>ii) Development proposals resulting in the loss of employment land or premises <u>currently in use (or last used for) B2, B8 or E(g) uses</u>, through change of use or redevelopment on sites within the Primary Employment Areas defined in the Policies Map will not be permitted unless it can be demonstrated that:</p> <p><u>a. the proposed use is a complementary employment use, and will provide a small scale ancillary service to meet the day to day needs of local employees, and is consistent with other Plan policies, or</u></p> <p>ab. the site or premises are no longer capable of employment use, or</p> <p>bc. there is no demand to use the premises for employment use, supported by evidence of extensive marketing, over a reasonable length of time, at a realistic purchase/lease cost or</p> <p>ed. the site has been identified for release in the most up to date Employment Land Review, and</p> <p>ed. the proposed use is compatible with neighbouring uses and, where applicable, would not prejudice the continued use of neighbouring land for employment.</p> <p>iii) Sites which are allocated for New Employment will adopt the designation of Primary Employment area once development is commenced.</p> <p><u>2. Land and premises outside designated Primary Employment Areas or employment allocations</u></p> <p>Development proposals resulting in the loss of existing employment land or premises <u>currently in use (or last used for) B2, B8 or E(g) uses</u>, through change of use or redevelopment, which is outside the Primary Employment Areas will be not be permitted unless it can be demonstrated that;</p>	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p>a. the site or premises are no longer capable of employment use, or</p> <p>b. there is no demand to use the premises for employment use, supported by evidence of extensive marketing, over a reasonable length of time at a realistic purchase/lease cost, <u>or</u></p> <p><u>c. the proposed use is a complementary employment use, and will provide a small scale ancillary service to meet the day to day needs of local employees, and is consistent with other Plan policies.</u></p>	

Chapter 15 – Retailing and Town Centres

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
MM80	113	Para 15.6	<p>To help ensure that our future communities are the most sustainable that they can be, and to assist with proposed new housing and employment developments in the plan, the following Retail Hierarchy has been defined for Calderdale in order to focus retailing activity into appropriate locations. The extent of these centres is defined in the Local Plan Policies Map.</p> <ul style="list-style-type: none"> • Strategic Town Centre - Halifax will be the focus for proposals and investment in major comparison retailing as well as other main town centre uses including commercial, leisure, entertainment, food and drink, offices, hotels, recreation and art and culture. <u><i>A Supplementary Planning Document for Halifax Town Centre will be produced which will set out a positive and pro-active framework for the development and regeneration of the centre. This will support independent businesses and ensure Halifax can both evolve and attract new investment and create a platform for economic, social and environmental recovery.</i></u> • Town Centres - The Town Centres serve as important service centres in the Borough, providing a range of facilities and services for their own extensive urban and rural catchment areas including: retail, services, office employment, leisure, tourism and cultural facilities. They will be the secondary focus in the Borough for new developments and renovations/improvements to existing facilities. • District Centres - District Centres provide appropriate convenience (food and grocery) facilities to enable a weekly shop, supported by a range of other shops, services, leisure and cultural facilities serving their local communities or rural catchments. 	Update

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason								
			<ul style="list-style-type: none"> Local Centres - Local Centres generally provide a range of small shops and services to meet local day-to-day needs, including typically a small convenience (food and grocery) facility; <p>Neighbourhood Centres – Neighbourhood Centres generally provide facilities to meet basic, essential needs only, to a predominantly walk-in catchment, and may comprise only a very small number of units in a single parade.</p>									
MM81	113-114	Policy RT1	<p>Calderdale Retail Hierarchy and Town Centre Uses</p> <p>The vitality and viability of the Borough's retail centres will be maintained and enhanced by directing retail, leisure and other main town uses (as defined in the NPPF) towards <u>in</u> the centres in line with the network and hierarchy identified below:</p> <p style="text-align: center;">Table 15.1 Calderdale Retail Hierarchy</p> <table border="1" data-bbox="678 906 1563 1374"> <thead> <tr> <th data-bbox="678 906 938 1035">Centre Tier</th> <th data-bbox="938 906 1563 1035">Centre</th> </tr> </thead> <tbody> <tr> <td data-bbox="678 1035 938 1139">Strategic Town Centre</td> <td data-bbox="938 1035 1563 1139">Halifax</td> </tr> <tr> <td data-bbox="678 1139 938 1270">Town Centres</td> <td data-bbox="938 1139 1563 1270">Brighouse; Elland; Hebden Bridge; Sowerby Bridge; Todmorden</td> </tr> <tr> <td data-bbox="678 1270 938 1374">District Centres</td> <td data-bbox="938 1270 1563 1374">Hipperholme; King Cross; Mytholmroyd; Queen's Road; Ripponden; West Vale</td> </tr> </tbody> </table>	Centre Tier	Centre	Strategic Town Centre	Halifax	Town Centres	Brighouse; Elland; Hebden Bridge; Sowerby Bridge; Todmorden	District Centres	Hipperholme; King Cross; Mytholmroyd; Queen's Road; Ripponden; West Vale	Update
Centre Tier	Centre											
Strategic Town Centre	Halifax											
Town Centres	Brighouse; Elland; Hebden Bridge; Sowerby Bridge; Todmorden											
District Centres	Hipperholme; King Cross; Mytholmroyd; Queen's Road; Ripponden; West Vale											

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason						
			<table border="1" data-bbox="678 405 1563 815"> <tr> <td data-bbox="678 405 938 469"></td> <td data-bbox="938 405 1563 469"></td> </tr> <tr> <td data-bbox="678 469 938 647">Local Centres</td> <td data-bbox="938 469 1563 647">Bailiff Bridge; Boothtown (& Akroydon); Luddenden Foot; Northowram; Ovenden Cross; Rastrick; <u>Queen's Road South</u>; Shelf; Skircoat Green; Walsden (<u>& Bottoms</u>)</td> </tr> <tr> <td data-bbox="678 647 938 815">Neighbourhood Centres</td> <td data-bbox="938 647 1563 815">Highroad Well; Holywell Green; Hove Edge; Illingworth; Lee Mount; Mixenden; Ovenden North; Siddal; Southowram; Sowerby; Stainland</td> </tr> </table> <p data-bbox="645 852 1872 1066">Planning permission <u>for any development</u> will only be granted for development which is <u>if</u> appropriate to the role and function of each centre. Loss of a service or facility that would undermine the role of a centre in accordance with the retail hierarchy will be resisted. <u>Proposals for new development within or adjacent to the Strategic Town Centre should have regard to the Halifax Town Centre Supplementary Document.</u> Non-retail uses in centres will be managed through the <u>Policy RT2 Primary Shopping Areas and Shopping Frontages</u> policy and as set out in the Local Plan Policies Map.</p> <p data-bbox="645 1110 1872 1289">New neighbourhood facilities and centres will be considered where they will improve access to services without impacting significantly on other nearby centres. There is particularly poor/under provision of local/neighbourhood centres in some of the populated parts of Halifax and Brighouse; namely Illingworth, Mixenden, Highroad Well and Rastrick. Should opportunities arise to improve local retail and service provision in these areas they will be particularly well supported in line with current deficiencies.</p> <p data-bbox="645 1331 969 1358">Out-of-centre retail locations</p>			Local Centres	Bailiff Bridge; Boothtown (& Akroydon); Luddenden Foot; Northowram; Ovenden Cross; Rastrick ; <u>Queen's Road South</u> ; Shelf; Skircoat Green; Walsden (<u>& Bottoms</u>)	Neighbourhood Centres	Highroad Well; Holywell Green; Hove Edge; Illingworth; Lee Mount; Mixenden; Ovenden North; Siddal; Southowram; Sowerby; Stainland	
Local Centres	Bailiff Bridge; Boothtown (& Akroydon); Luddenden Foot; Northowram; Ovenden Cross; Rastrick ; <u>Queen's Road South</u> ; Shelf; Skircoat Green; Walsden (<u>& Bottoms</u>)									
Neighbourhood Centres	Highroad Well; Holywell Green; Hove Edge; Illingworth; Lee Mount; Mixenden; Ovenden North; Siddal; Southowram; Sowerby; Stainland									

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p>A number of other existing retail locations outside of the defined centres are located around the Borough, including:</p> <ul style="list-style-type: none"> • Retail warehouse locations: Halifax Retail Park, Greenmount Retail Park and Crossley Retail Park on Pellon Lane (Halifax); Baliff <u>Bailiff</u> Bridge Retail Development, Bradford Road (Brighouse); • Out of town supermarkets/superstores: ASDA, Thrum Hall Lane (Halifax); Morrisons, Keighley Road (Halifax); and LIDL, Carr House Road (Shelf) • Local retailing and service provision: see Policy RT4 - Local Retailing and Service Provision Outside of Centres <p><i>In order to recognise town centres as the heart of their communities</i> <u><i>There is a presumption against further retail uses for town centre development outside of existing centres will be resisted, unless the proposal is for small scale stand alone retail or service provision where Policy RT4 applies, or</i></u> unless it can be demonstrated that all relevant tests outlined in current Government Guidance can be satisfied. Any proposed new development or expansion, or new out-of-centre retail locations, will be subject to the Sequential Test and Impact Assessment procedures as set out in the following policies.</p>	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
MM82	114	Map 15.1	<p style="text-align: center;">Map 15.1 Calderdale Retail Hierarchy</p> <p style="text-align: right; font-size: small;">© Crown Copyright and Database right 2018. Ordnance Survey (data no. 100023894)</p>	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p>The map displays the Calderdale Boundary and surrounding areas. Key locations include Toomorden, Hebden Bridge, Sowerby Bridge, Halifax, Elland, and Brighouse. A legend identifies symbols for Calderdale Boundary, Railway Line, Main Road, Urban Area, and four levels of centers: Strategic Town Centre (1), Town Centres (2), District Centres (3), and Local Centres (4). Halifax is marked as a Strategic Town Centre (1), while other locations like Toomorden, Hebden Bridge, Sowerby Bridge, Brighouse, and Elland are marked as Town Centres (2). Numerous District Centres (3) and Local Centres (4) are also indicated across the region.</p> <p><small>© Crown Copyright and Database right 2022. Ordnance Survey Licence No. 100023069.</small></p>	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
MM83	114/115	Para 15.8 - 15.10	<p>The NPPF suggests that in drawing up development plans, local authorities should, in addition to defining the extent of town centres (as set out in the Retail Hierarchy above), define primary shopping areas; and primary and secondary frontages within designated centres, and set policies that make clear which uses will be permitted in such locations.</p> <p>The NPPF indicates that these four <u>two</u> separate designations within town centres have different policy objectives, as follows:</p> <ul style="list-style-type: none"> • Town centre boundaries – <u>Area defined on the local authority’s policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. The boundary ensures the continued</u> vitality and viability protection <u>of the centre</u> and application of the sequential approach; • Primary shopping area – application of the sequential approach and are areas generally comprising <u>areas where retail development is concentrated.</u> the primary frontages and these secondary frontages which are adjoining and closely related to the primary shopping frontage; • Primary shopping frontages – maintaining the predominance of Class A1 retail use and are likely to include a high proportion of retail uses which may include food and drink, clothing and household goods; and • Secondary shopping frontages – maintaining the mix of retail/non-retail uses with opportunities for a diversity of uses such as restaurants, cinemas and businesses <p>The aim of defining these areas and frontages is to support and maintain a healthy mix of uses whilst enhancing the vitality and viability of these centres. Town Centre boundaries, <u>and</u> Primary Shopping Areas and primary and secondary shopping frontages are all identified on the Local Plan Policies <u>Map</u>.</p>	Update

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<u>High quality town centre frontages have a positive impact on the town centre experience, and help to attract both people and businesses. Protecting and enhancing historic shop frontages and the character of town centres, and seeking high quality design and active ground floor uses will contribute to the viability and vitality of the Borough's town centres.</u>	
MM84	115-116	Policy RT2	<p>Policy RT2 Primary Shopping Areas and Shopping Frontages</p> <p>Primary Shopping Areas, Primary Shopping Frontages and Secondary Shopping Frontages have been defined within Halifax and the other Town Centres to safeguard <u>identify</u> these core retail centres <u>areas where retail development is concentrated</u> which will be the focus for main town centres uses.</p> <p>The Primary Shopping Area is the retail core where retail uses and other main town centre uses will be the focus. For Halifax and the other Town Centres an individually defined area has been derived, whilst for District Centres and Local Centres this is the full extent of the defined centre boundary. Retail and other Main town centre use proposals in Primary Shopping Areas will be permitted where:</p> <ul style="list-style-type: none"> i. an active ground floor use is maintained or provided; and ii. a positive contribution is made to the vitality, viability and diversity of the Primary Shopping Area and town centre; and iii. retail floorspace is not lost which would be harmful to the shopping function of the centre. <p>Primary Shopping Frontages are frontages within the Primary Shopping Areas as defined for Halifax and the other Town Centres. These frontages contain and be the focus for further retail uses. In order to retain the viability and vitality of the retail core, proposals in the Primary Shopping Frontages at street level should contain retail uses. To ensure that retail remains the predominant use, proposals will be permitted where the proposal is for Class A1 use. Other main town centre uses may be acceptable within the Primary Shopping Frontage where the proposal would:</p>	Update

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p>i. — not harm the predominant retail character of the shopping frontage;</p> <p>ii. — generate significant pedestrian visits during shopping hours;</p> <p>iii. — complement the existing shopping function and neighbouring uses within the town centre;</p> <p>iv. — not create an over concentration of similar uses other than A1 Classes creating a significant break in the shopping frontage; and</p> <p>v. — retain and repair historic shop fronts or, where there are none, improve shop front design.</p> <p>Secondary Frontages are frontages within and adjacent to the Primary Shopping Areas as defined for Halifax and the other Town Centres. These frontages consist of retail as well as a mix of other ‘main town centre uses’. In order to retain the viability and vitality of the retail core, proposals in the Secondary Shopping Frontages at street level should continue retail uses and include other main town centre uses. Proposals within the secondary frontages will be permitted where:</p> <p>i. — the proposal is for a retail use (A1), a professional and financial services use (A2), or a café and restaurant(A3);</p> <p>ii. — the proposal is for a drinking establishment (A4) or hot food takeaway (A5) provided the development,</p> <p>iii. — either alone or cumulatively with other A4 and A5 uses in the frontage, does not have an adverse impact</p> <p>iv. — on local amenity, including as a result of fumes, noise, hours of operation or the visual impact of ducting; or</p> <p>v. — the proposal is for a leisure or community use which accords with RT6.</p> <p>And</p> <p>i. — complement the retail function of the centre and not harm its vitality, viability or diversity;</p> <p>ii. — proposals to either retain, enhance or replace shop fronts to improve design and layout and attractiveness of the centre;</p> <p>iii. — provides an active frontage at ground floor level;</p>	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p>iv. — the proposal would not lead to a dominance of non-retail uses in a particular frontage or fragment frontages;</p> <p>v. — complement neighbouring uses;</p> <p>vi. — provide a diversity of uses within the Secondary Shopping Frontage; and</p> <p>vii. — generate a reasonable level of footfall and be of general public interest or service.</p> <p>Outside of the Primary Shopping Areas, but within defined centres, all main town centre use proposals will be considered acceptable in principle.</p> <p><u>Town Centre Frontages</u></p> <p><u>In order to retain the viability and vitality of the Borough's centres, proposals requiring Planning Permission for street level frontage alterations will be permitted where:</u></p> <p>i. <u>the character of the centre is not harmed, and the proposal would complement the neighbouring uses within the centre;</u></p> <p>ii. <u>an active frontage is provided at ground floor level to improve design and layout and attractiveness of the centre; and</u></p> <p>iii. <u>proposals will retain and repair historic frontages or, where there are none, improve frontage design.</u></p>	
MM85	116	Title	Sequential Test and Retail Impact Assessments	Clarification
MM86	116-117	Para 15.12-15.15	15.12 The NPPF allows local authorities to set local thresholds for retail impact assessments, and these are set out in the policy below. Each centre in Calderdale will have different sensitivities to new development, therefore this plan proposes local thresholds are set using the Retail Study 2016 where the key consideration is the quantitative assessment of retail needs and the need for new convenience and comparison floorspace within each of the defined centres.	Clarification

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p>15.14 The analysis for the defined centre's sales density and health check assessment has been weighted equally. The Retail Study 2016 has considered the size of the town and district centres and depending on the analysis, each town centre has been given a locally set retail impact threshold of between 1,000 sq. m gross and 1,750 sq. m gross. Each district centre has been given a locally set retail impact threshold of between 250 sq. m gross and 500 sq. m gross. Halifax town centre is significantly larger than the other town and district centres in the Borough with a turnover far greater than the other defined centres combined. The health check assessment of Halifax has found that the town centre is performing well and is not vulnerable to development outside of the town centre. There are no retail commitments close to the Halifax town centre boundary. For these reasons it is not proposed that Halifax has a locally set retail impact threshold for development proposals outside of the town centre boundary.</p> <p>15.15 It is for retail impact assessments submitted as part of any planning application to define an appropriate catchment area, or other submission material in the absence of a RIA. The catchment area will dictate the centres that should be considered in the context of the sequential approach and impact tests. Where a catchment area extends across a number of centres, the need or otherwise for an impact assessment must have regard to the thresholds for each centre.</p>	
MM87	117-118	Policy RT3	<p>Policy RT3 Sequential Test and Retail Impact Assessments</p> <p>Sequential Test - Where the proposals <i>come forward for main town centre uses which are is outside of the</i> <u>not in an existing defined centres boundary</u>, all town centre uses will be subject to a Sequential Test approach to development will be required. This will test requires applications for <i>that all main</i> town centre uses to be located firstly in town <u>defined</u> centres, then edge of centre locations, and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference will be given to accessible sites that are well connected to the town <u>defined</u> centre. Applicants will have to provide evidence there are no reasonable prospects of the proposed development being accommodated on an</p>	Update

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason												
			<p>alternative town centre site(s) demonstrating a reasonable degree of flexibility about the scale, format and design of the development and the provision of car parking.</p> <p>Edge-of-centre is defined as:</p> <ul style="list-style-type: none"> ● For all retail (Use Class A1) purposes, a location that is well connected and up to 300 metres of the Primary Shopping Area; ● For all main town centre uses, a location within 300 metres of a town centre boundary. <p>Out-of-centre is defined as anything beyond the edge-of-centre.</p> <p><i>Edge-of-centre and Out-of-centre are defined in Annex 2 of the NPPF</i></p> <p>Retail Impact Assessments and Local Thresholds – <i>Where planning permission is required</i>, proposals for main town centre uses <i>retail and leisure development</i> on the edge or outside of a defined centre will have to demonstrate that there would not be significant adverse impact on the delivery of existing, committed, and planned public and private investment or on the vitality and viability of any existing centre.</p> <p>Main town centre proposals <i>Retail and leisure development</i> located on the edge or outside of a defined centre will be subject to a retail <i>an</i> impact assessment if they exceed the following floorspace thresholds:</p> <p style="text-align: center;">Impact Assessment Thresholds on New Gross Floorspace</p> <table border="1" data-bbox="645 1142 1872 1361"> <thead> <tr> <th data-bbox="645 1142 1350 1177">Centre</th> <th data-bbox="1350 1142 1872 1177">Retail Proposals (sq.m. Gross)</th> </tr> </thead> <tbody> <tr> <td data-bbox="645 1177 1350 1212">Halifax</td> <td data-bbox="1350 1177 1872 1212">2,500 (NPPF default)</td> </tr> <tr> <td data-bbox="645 1212 1350 1248">Elland, Sowerby Bridge and Todmorden</td> <td data-bbox="1350 1212 1872 1248">1,750</td> </tr> <tr> <td data-bbox="645 1248 1350 1283">Brighouse and Hebden Bridge</td> <td data-bbox="1350 1248 1872 1283">1,500</td> </tr> <tr> <td data-bbox="645 1283 1350 1318">King Cross, Mytholmroyd and Ripponden</td> <td data-bbox="1350 1283 1872 1318">500</td> </tr> <tr> <td data-bbox="645 1318 1350 1361">Hipperholme, Queens Road, West Vale</td> <td data-bbox="1350 1318 1872 1361">250</td> </tr> </tbody> </table>	Centre	Retail Proposals (sq.m. Gross)	Halifax	2,500 (NPPF default)	Elland, Sowerby Bridge and Todmorden	1,750	Brighouse and Hebden Bridge	1,500	King Cross, Mytholmroyd and Ripponden	500	Hipperholme, Queens Road, West Vale	250	
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Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p><i>In consultation with the Council</i>, the assessment should consider the following impacts <u>criteria</u> on all centres located within the anticipated catchment area of the new development:</p> <ul style="list-style-type: none"> • all relevant impacts set out in national planning policy; • likely effects of development on any town centre strategy • whether the proposal is of an appropriate scale in relation to the size, role and character of the settlement or intended catchment area; • the cumulative impact of the proposal and other similar outstanding permissions or recent completions; • where the catchment area of the proposed development includes a Calderdale markets location, the specific predicted impact on market trading; and <p>For major applications <u>development</u> the above impacts should be assessed 10 years from the time the application is made <u>as applicable to the scale and nature of the scheme</u>.</p> <p>All applications to existing Class A1 stores <u>retail and leisure premises</u> and applications to vary the range of goods permitted to be sold from existing floorspace in out-of-centre retail warehouse locations should undertake an impact assessment <u>in line with the thresholds above</u>.</p> <p>Where any proposal fails to satisfy the sequential test or is likely to have a significant adverse impact on a defined centre it will be refused.</p>	
MM88	118	Table 15.3	Monitoring: Policy RT1, RT2 and RT3 - Calderdale Retail Hierarchy and Town Centre Uses; Primary Shopping Areas and Shopping Frontages; and Sequential Test, Retail Impact Assessments and Local Thresholds	Clarification
MM89	118/119	Para 15.17 – 15.18	<p>Local Retailing and Servicing Provision Outside of Centres</p> <p>The Calderdale Retail Hierarchy sets out the retailing and service centres around <u>in</u> the Borough, however <u>in addition</u> a significant number of small local shops <u>of neighbourhood significance</u> also exist, either individually or in small parades across the Borough, outside of these centres serving a much localised need. Not all residents of</p>	Update

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p>Calderdale have easy access to shopping facilities and rely on these much localised facilities to meet their day to day needs.</p> <p><u>Areas of local retailing and service provision which would benefit from some improvement include Highroad Well; Holywell Green; Hove Edge; Illingworth; Lee Mount; Mixenden; Ovenden North; Siddal; Southowram; Sowerby; and Stainland. However, care must be taken to ensure any such development does not negatively impact other nearby centres.</u></p> <p>Recognising this fact <u>Should opportunities arise to improve local retail and service provision in these areas</u> the Council will seek to ensure that the provision of such facilities, and the retention of existing ones, meet the requirements of local communities within easy walking distance of residential areas (5 minutes walking typically 400m). Small scale local food shopping facilities apply to those able to open all day on Sunday, under 280sqm net retail area, including proposals for ancillary retailing at petrol filling stations. <u>selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres.</u></p>	
MM90	119	Policy RT4	<p>Local Retailing and Servicing Provision Outside of Centres</p> <p>Development of small scale stand alone retail or service provision in out of centre locations intended to serve local neighbourhoods and communities will be permitted where there is a deficiency in the general area of the proposed development, subject to the following criteria and other relevant Local Plan Policies being met:</p> <ul style="list-style-type: none"> • The proposal meets all relevant sequential and impact test requirements where a defined centre falls within the catchment area of the proposal; • The proposal is of an appropriate scale and nature to meet the specific local need within the catchment area; 	Update

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<ul style="list-style-type: none"> • If the proposal is located within 750m walking distance of a defined centre, accessibility to the proposal on foot is no easier than that to the defined centre from residential areas between the proposal and the centre; • The applicant is able to demonstrate that there is no cumulative impact with other stores in the vicinity on any defined centre; and • The proposal is to develop or modernise an existing store to help secure its future. <p>Shops <i>Areas of local retailing and service provision</i> providing an important service to the local area will, wherever possible, be protected in line with the general principles as set out in Community, Health and Educational Facilities. <i>'Policy HW4 – Safeguarding Community Facilities and Services.'</i></p>	
MM91	120	Policy RT5	<p>General Town Centre Principles</p> <p>New development in town centres will, through its design and construction, address and aim to improve the following:</p> <ul style="list-style-type: none"> • Attraction - increase the attraction of the centre to the local community, visitors and/or business, considering how the application will help to create a diverse range of uses in the centre, including local independent shops; • Accessibility - improve accessibility from/to the centre and within it, and maximise ease of travel for all users. Proposals should seek to increase physical activity where possible and to contribute a positive health impact. The council will support proposals in line with the Local Transport Plan; and • Amenity - enhance the amenity value of the area/local environment and make a positive contribution to distinctiveness and a unique sense of place in any proposal. This should include consideration of the scheme design, and safety and security of all potential visitors and users. 	Update

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p>The loss of existing town centre facilities will generally be resisted unless it can be demonstrated that the facility is no longer needed, or it can be served in an alternative location or manner, equally accessible by the community.</p> <p><i>Development proposals should also reflect the key principles of Policy BT1 and other policies in the Built Environment Chapter.</i></p>	
MM92	121	Policy RT6	<p>Cultural and Leisure Provision</p> <p>Major new development and large-scale investment, particularly in mixed use schemes, should seek to enhance cultural provision in the Borough.</p> <p>Where new facilities are proposed, the use of space for both performing arts and exhibition space should be considered as an integral element of the design.</p> <p>New development for cultural provision should seek to ensure that local participation and audience development is enhanced across the Borough.</p> <p>Cultural and leisure proposals in the town centre which meet the following criteria will be permitted where:</p> <ul style="list-style-type: none"> • the development, including in combination with any similar uses in the locality, does not have a significant impact on local amenity, including as a result of noise and hours of operation; and • the proposal establishes or retains an ‘active frontage’ to the street. <p>The loss of existing cultural and leisure provision to other uses will be resisted unless:</p> <ul style="list-style-type: none"> • <i>it can be demonstrated that the facility is no longer required by the community and the local community have been given adequate opportunity to manage the asset. ; or</i> • replacement facilities are provided in the local area; or 	Update.

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<ul style="list-style-type: none"> • it can be clearly demonstrated that the facility is not viable, and the local community have been given adequate opportunity to manage the asset. • <i>The development is for alternative cultural or leisure provision, the needs for which clearly outweigh the <u>loss</u>.</i> 	
MM93	122	Policy RT7	<p>Residential proposals in designated town centres including the conversion of accommodation above shops and businesses will be encouraged and supported where :</p> <ol style="list-style-type: none"> i. the predominant retail character of the Primary Shopping Areas and Primary and Secondary Shopping Frontages are not harmed; ii. there is no fragmentation of any part of the Primary Shopping Area by creating a significant break in the shopping frontage <u>retail core</u>; iii. an active ground floor use is maintained or provided; iv. adequate attenuation of noise measures, the protection of privacy and air quality are provided; v. any external alterations to the building are in accordance with the relevant Local Plan policies relating to design and materials; vi. adequate access arrangements are available including facilities for the storage of, bicycles, refuse; and vii. access to car parking provision in line with the Council's Car Parking Strategy. <p>Where proposals are classed as a change of use, the Flood Risk Sequential and Exception Tests as detailed in Policy CC2 do not apply. However, there is still a requirement under the NPPF and nPPG to submit an assessment of flood risk which demonstrates that safe access and egress can be achieved.</p>	

Chapter 16 – Housing

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
MM94	123	Para 16.2-16.3	<p>16.2 Proposals for residential development on non-allocated sites will generally be supported provided that they are in sustainable locations, complement the overall spatial strategy and objectives of the Local Plan, and are in accordance with other Local Plan policies. Policy HS1 sets out the criteria that will be considered by the Council in determining a planning application. <i><u>The Council will strictly control development on non allocated sites in the Green Belt and Area Around Todmorden, and proposals in these areas will also be subject to Policies GB1 and GB2.</u></i></p> <p>16.3 A fundamental consideration in determining whether a non-allocated site is suitable and sustainable for housing will be its accessibility to services and facilities by good quality public transport, cycling and walking. For the purpose of the policy, walking distance to public transport is taken as within 400m of a bus stop with high frequency bus route or 800m of a railway station; and access to local services such as convenience shops, post offices, health centres/surgeries and primary schools should be a 15–20 minutes public transport journey. (26) It will be important to consider the individual circumstances of each site, including matters such as topography and the amenity and general safety of any route. Other considerations will include the amenity and character of existing residential areas including the effects of residential development on existing gardens. It should also be ensured that proposals can pass the Sequential Test, and if necessary, the Exception Test, if the site is within Flood Risk Zones 2 or 3.</p>	Clarification
MM95	123	Policy HS1	<p>Non Allocated Sites</p> <p>Proposals for residential development (including those for the renewal of a previous planning permission) on a non-allocated site or building for conversion will be supported, provided that:</p> <ul style="list-style-type: none"> i. The site is sustainably located; ii. <u>i.</u> The proposal complements the strategic objectives of the Local Plan; 	Clarification

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p>iii. <u>ii.</u> The demands generated from the proposed housing can be accommodated by existing infrastructure;</p> <p>iv. <u>iii.</u> There are no physical and environmental constraints on development of the site which cannot be mitigated;</p> <p>v. <u>iv.</u> If the proposed development falls within Flood Risk Zones 2 or 3, it passes the flood risk Sequential Test, and where necessary, the Exception Test;</p> <p>vi. <u>v.</u> The development creates no unacceptable environmental, amenity, traffic, safety, or other problems;</p> <p>vii. <u>vi.</u> The development conserves or enhances heritage assets and will not harm those elements which contribute to their significance, including their settings;</p> <p>viii. <u>vii.</u> The site does not have any recognised value for nature conservation; and</p> <p>ix. <u>viii.</u> The proposal complies with other relevant Local Plan policies.</p>	
MM96	125	Policy HS2	<p>Residential Density</p> <p>All new housing developments should use land efficiently.</p> <p>The Council will expect the capacities for mixed use and housing allocations indicated in Policies SD6 and SD7 respectively, to be achieved.</p> <p>A minimum net density of 30 dwellings per hectare will generally be sought for developments on non-allocated sites, however, higher densities of development will be sought :</p> <ol style="list-style-type: none"> i. In and around the main town centres; ii. Close to main public transport routes and bus and rail stations; and iii. Through innovative design solutions. 	Clarification

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p>Lower densities may be appropriate on certain sites, and proposals for development at lower densities will be determined taking into account the following:</p> <ol style="list-style-type: none"> i. The character of the site, including topography and any biodiversity value; ii. The character of the surrounding area; iii. The need to preserve the amenity of existing or future residents; iv. The availability of local facilities and infrastructure; v. Any aspiration to achieve other objectives, for example, to alter the housing mix in an area as part of wider regeneration projects. 	
MM97	130	Para 16.36	<p>The SHMA has calculated the need for affordable housing in Calderdale, incorporating both current and future need, balanced against supply. over the 19 year plan period (2016 – 2035), and suggested the calculation suggests that a total of 3,671 affordable homes could be needed in Calderdale, equating to circa 193 affordable homes per annum on average.</p> <p><i>Over the Plan period 2018/19 – 2032/33, this equates to 2895 affordable homes. Once under delivery from 2016/17 and 2017/18, and completions from 2018/19 have been taken into account, a total of 3140 affordable housing dwellings are required to meet need, equating to 224 per annum over the remaining 14 years of the Plan.</i></p>	Update/Correction
MM98	130	Para 16.37	<p>In line with nPPG, the Council should aim to deal with undersupply within the first five years of the plan period where possible, as such t The SHMA identified a need to provide 527 affordable homes annually over the next <i>first</i> five years <i>of the Plan</i>, in order to clear the backlog that has arisen historically while meeting newly arising needs over this period and 74 affordable homes per annum thereafter. However, the Council's monitoring indicates that affordable housing delivery has slowed in Calderdale in recent years, <i>and therefore the backlog has worsened since the SHMA was prepared</i>. Since 2012, an average of 97-75 affordable homes have been completed each year in the Borough. To clear the backlog and current need for affordable housing, a significant increase in housing delivery would be required in the first five years of the Plan period, and is not considered to be</p>	Update

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			realistic. <i>However, the Council considers that affordable housing needs can be met during the Plan period.</i>	
MM99	132	Para. 16.51 to 16.54	<p>Rural affordable housing</p> <p>16.51 National planning policy has for some time enabled planning authorities to have policies that support the release of small sites for affordable housing in exceptional circumstances, which development plans would not otherwise allocate for housing within or adjoining villages, and on which housing would not normally be permitted. The <u>current</u> NPPF maintains this approach.</p> <p><i>(Note - number omitted for following paragraph in Publication Draft)</i></p> <p>The <u>current</u> SHMA does not specifically cover the need for affordable housing in rural areas although it does demonstrate a need for affordable housing in the rural sub-areas of the Borough. <u>Future SHMAAs may examine this issue in more detail.</u> Such a <u>A rural exceptions</u> policy, by definition, can only cover the rural parts of the Borough with the exclusion of larger more urban settlements within which or through their planned expansion opportunities exist to provide affordable housing. <u>Therefore, the Policy excludes the towns within the borough (defined as Tiers 1 to 3 of the Settlement Hierarchy). These are listed in Table 2.1 'Settlement Hierarchy' in Section 2 of this Plan. Similarly, settlements located close to the urban areas and/or on good public transport routes are not sufficiently 'remote' to justify being included within the policy. In assessing remoteness, topography as well as distance from the urban areas has been taken into consideration. The sustainability of additional housing in small settlements will also be a consideration given that such settlements are often not well served by public transport. The phrase 'well related to' in criterion i of Policy HS6 means sites clearly associated with the built-up area of a settlement. Where there is a risk that development would erode an existing gap between settlements proposals will not be supported</u></p> <p>16.52 In rural areas, the Council will be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites, where appropriate. The Council will consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet the robustly evidenced local need. The exceptional circumstances are where needs have been identified for people with jobs in those settlements, or with strong local connections, which have been difficult to satisfy through lack of development opportunities. Such local need should be strongly justified and may include parish assessments, settlement assessments or similar documents. <u>These should</u></p>	Clarification

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p><u>demonstrate that there is no suitable housing within the relevant settlement-and the selected site is viable for affordable housing.</u> All affordable homes built on an exception site will have a local lettings policy to ensure the homes are offered to local people in the first instance and arrangements are in place to ensure that the affordable housing units remain affordable in perpetuity, <u>where appropriate.</u> <u>The affordable home must be the main dwelling of the occupant.</u> <u>The Council will verify whether potential buyers/tenants meet the criteria, be that income or local connection.</u> <u>The Council will work with parish and town councils, neighbourhood planning qualifying bodies, Registered Providers and local landowners to identify and meet need.</u> <u>The type of housing provided should be appropriate in size and price to meet local need.</u> <u>Housing on these sites will be offered at less than market prices or rents, while achieving space standards and build quality of market homes elsewhere in the Borough.</u> <u>A small proportion of homes for sale at market prices will only be permitted in very exceptional circumstances, for instance in order to bring back into use a heavily contaminated site, and only when all other means of achieving viability have been exhausted.</u> <u>In particular, land prices inflated beyond existing use values will not be accepted as a reason for allowing market housing on these sites.</u></p> <p>16.54 Rural exception sites are one way of balancing the protection of rural areas with meeting housing need. Careful planning and preparation beforehand to ensures the development is sustainable will be required. Proposals <u>with the potential to affect the South Pennine Moors (phase 2) Special Protection Area/Special Area of Conservation will be required to demonstrate overriding public interest in line with the Habitats Regulations, in order to avoid any adverse impacts on this Natura 2000 site.</u></p> <p>16.53 Therefore an ‘exceptions’ element directed at the parished western half of the Borough is included in Policy HS6 (Affordable Housing). Any proposals for affordable housing on 'exception sites' will need to satisfy the criteria.</p> <p>16.54 Rural exception sites are one way of balancing the protection of rural areas with meeting housing need. Careful planning and preparation beforehand ensures the development is sustainable, with the type of housing provided appropriate in size and price to meet local need.</p>	
MM100	132-133	Policy HS6	Affordable Housing	Clarification

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p>The Council will not require an inclusion of an element of affordable homes in housing developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1,000 square metres (gross internal area).</p> <p>The Council will expect details of the affordable housing mix to be provided in a statement of Affordable Housing Contribution to be informed by the most recent SHMA, together with Council's published guidance on affordable housing provision.</p> <p>In some instances, the proportion may be less than that prescribed in Table 16.6 where robust viability evidence demonstrates that there are development costs which would otherwise prejudice the implementation of the proposal. For any deviation from the stated requirements, the Council will take account of the most recent evidence, such as the SHMA and any subsequent updates or other relevant and recent information.</p> <p>The affordable homes should be incorporated within the development but where justified, a financial contribution of at least equal value may be accepted to provide affordable homes elsewhere or to re-use or improve the existing housing stock.</p> <p>Planning applications which include proposals for affordable housing must ensure that there are secure and practical arrangements to retain the benefits of affordability for initial and subsequent owners and occupiers, such as the involvement of a registered provider and where appropriate by the use of conditions or planning obligations.</p> <p>The affordable housing provision should be indistinguishable from market housing in terms of achieving the same high quality of design.</p> <p>In the western part of the Borough as defined by that part of the Borough which is parished, Permission will be granted exceptionally for affordable housing on 'exception sites' where policies to protect the countryside would normally preclude planning permission being granted provided that:</p> <ol style="list-style-type: none"> <i><u>the site is either within, or well related to, a settlement not included in Tiers 1 to 3 of the Settlement Hierarchy, and the scale of proposed schemes relate to that of the settlement concerned;</u></i> 	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<ol style="list-style-type: none"> 2. there is a proven local need for affordable housing in the particular settlement; 3. residential development would reflect the principles of sustainable development including the objective of maintaining or enhancing the vitality of the particular rural community; 4. there are secure arrangements in place to ensure that the affordable housing units remain affordable in perpetuity, <i>where appropriate</i>; 5. there are secure arrangements in place to ensure that the affordable housing units are offered to local people <u>(defined as current residents or those who have an existing family or employment connection)</u> in the first instance; and 5. the site is within or immediately adjacent to a settlement listed in Map 16.2 6. <u>the proposal complies with other relevant Local Plan policies</u> 	
MM101	135	Map 16.2	Map 16.2 Map of Rural Exception Settlements	Clarification

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason				
MM102	135	Table 16.7	<p>Monitoring: Policy HS6 - Affordable Housing</p> <table border="1" data-bbox="772 1166 1749 1374"> <tr> <td data-bbox="772 1166 974 1270">Outcomes</td> <td data-bbox="974 1166 1749 1270">Meet the Affordable Housing needs of the <i>market sub areas and</i> borough</td> </tr> <tr> <td data-bbox="772 1270 974 1374">Indicators</td> <td data-bbox="974 1270 1749 1374">Number and proportion of Affordable Homes delivered by market sub-area;</td> </tr> </table>	Outcomes	Meet the Affordable Housing needs of the <i>market sub areas and</i> borough	Indicators	Number and proportion of Affordable Homes delivered by market sub-area;	Clarification
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Indicators	Number and proportion of Affordable Homes delivered by market sub-area;							

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change		Reason
				Number and proportion of Affordable Homes delivered <i>in the borough</i> by market sub-area; Number of affordable homes in rural exception sites	
			Targets	Number of Affordable Homes as per SHMA	
MM103	135	Para 16.56	The intensification of use associated with HMOs often has implications for the area in which the building is located and the potential for harm increased with recent changes to permitted development rights. An office building falling within Class E(qi)B1(a) Under the Town and Country Planning Use Classes Order 1987 (as amended) does not need planning permission to change to residential use (Class C3) whilst a dwelling (Class C3) does not require planning permission to change to a small (3-6 residents) HMO (Class C4). The cumulative effect of these changes is to provide the potential for office buildings to be subdivided into several flats with each in turn converted to a small HMO for 3-6 residents. The Council recognises that over the Plan period the Government may make further changes to planning legislation.		Update
MM104	137	16.61-16.65	<p>Gypsies and Travellers and Travelling Showpeople</p> <p>16.61 Overall the study found a slight shortfall of provision of both pitches and plots. For Gypsies and Travellers for the five year period 2014/15 to 2018/19 the study identified a shortfall of 7 pitches if <i>when</i> assumptions regarding households wanting to move from bricks and mortar accommodation onto a pitch are included, or zero pitches if assumptions regarding bricks and mortar households are not included. Analysis of future requirements for the 15 year period (2019/20 to 2033/34) suggests that there will not be any requirement for pitches from new households. For Travelling Showpeople the study identified a need over the next 5 years (2014/15 to 2018/19) for two additional plots and for a further plot during the period 2019/20 to 2033/34.</p> <p><u>16.62a For travelling showpeople the study identified a need over the next five years (2014/15 to 2018/19) for two additional plots and for a further plot during the period 2019/20 to 2033/34.</u></p>		Clarification

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p><u>16.62b The Government changed the definition of gypsies and travellers for planning purposes to exclude those who have permanently ceased from travelling, just as the GTAA was being concluded, precluding a full reassessment of need in line with the revised definition. In its Local Development Scheme the Council states its intention to bring forward a Development Plan Document (DPD) upon adoption of the Local Plan in order to address the needs of gypsies and travellers and travelling showpeople. As part of the preparation of this document evidence of need will be refreshed in order to ensure that the DPD is based on both the most up-to-date evidence and most recent definition of gypsies and travellers. In accordance with Annex 1 to “Planning Policy for Traveller Sites” (DCLG, 2015) this evidence will include determination of whether persons are gypsies and travellers for the purpose of planning policy through consideration of the following relevant (although not exclusive) matters:</u></p> <ul style="list-style-type: none"> • <u>whether they previously led a nomadic life</u> • <u>the reasons for ceasing their nomadic habit of life</u> • <u>whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.</u> <p><u>The update to the GTAA 2015 will also include a reassessment of the needs of travelling showpeople. The existing travelling showpeople site at Atlas Mill Road (Brighouse) is currently proposed to remain unchanged. When assessing the accommodation needs of gypsies and travellers, prior to drafting the DPD, this work will seek to identify the needs of all gypsies and travellers, including those currently travelling and those who have ceased to travel. The Development Plan Document will subsequently make provision for all needs identified in the update to the 2015 GTAA.</u></p> <p><u>16.62c Provision will be made to meet any identified needs for permanent or transit pitches for gypsies and travellers and plots for travelling showpeople. Potential land allocations considered for inclusion in the proposed DPD will be assessed against the criteria in Policy HS8 (with the exception of criterion ii relating to the Green Belt), building on the work already undertaken by the Council. This process will also reflect the advice of Planning Policy for Traveller Sites (2015) and other Government publications on the design of sites such as “Designing Gypsy and Traveller Sites - Good Practice Guide”, (CLG, 2008). Sustainability Appraisal will be an integral part of the site assessment process.</u></p>	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p><u>16.62d) Planning applications for gypsy and traveller pitches and travelling showpeople plots will be assessed against Policy HS8 and prior to adoption of the Development Plan Document the existing evidence, including any updates, will be used to determine applications. In the case of permanent pitches for gypsies and travellers the element of current need should be interpreted as being equivalent to 7 pitches as determined in the GTAA and assuming the inclusion of those in bricks and mortar. However, the accommodation circumstances of those seeking pitches will also be taken into account at the time of a planning application in order that the decision complies with the current definition of need as set out in Annex 1 to “Planning Policy for Traveller Sites” (DCLG, 2015).</u></p> <p>16.63 As stated in ‘Planning Policy for Traveller Sites’, traveller sites in the Green Belt represent inappropriate development and Green Belt boundaries should only be altered in exceptional circumstances. If a limited alteration is to be made to a Green belt boundary to meet a specified need for a traveller site, it should be specifically allocated in the development plan as a traveller site only. Other sensitive locations must also be protected as should local amenity and the environment generally. <u>This includes heritage assets and their settings and is a statutory requirement in the National Planning Policy Framework which requires the impact on the historic environment to be evaluated and development preserve or enhance any heritage asset and not harm those elements which contribute to its significance, including its setting, where this is a material consideration. These requirements are set out in greater detail in Policy HE1 (The Historic Environment) of this Local Plan and is an approach supported by Historic England.</u> Sites also need to be located sustainably and therefore within a reasonable distance of local services and facilities such as shops, hospitals, and schools (so that children can attend school on a regular basis). Sites should have access from a properly surfaced road and a reasonable level of service provision including electricity and drinking water supplies, sewage disposal and refuse collection. The impacts on local infrastructure and services should be assessed in order to avoid placing undue pressure on local infrastructure and services. Sites should not be located in areas at high risk of flooding, including functional floodplains or where noise and air quality would be detrimental to the health and well-being of travellers locating on a particular site. Provision also needs to be made to enable some travellers to live and work from the same location thereby reflecting traditional lifestyles and contributing to sustainability by omitting many travel to work journeys.</p> <p>16.64 The existing travelling showpeople site at Atlas Mill Road (Brighouse) is currently proposed to remain unchanged.</p>	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			16.65 Whilst Policy HS8 sets out how planning applications for sites to accommodate Gypsies and Travellers and Travelling Showpeople will be assessed, this Local Plan does not include any further provision to meet their needs and a separate Development Plan Document (DPD) will be brought forward upon adoption of the Local Plan to address this issue.	
MM105	137-138	Policy HS8	<p>Meeting the Need of Gypsies and Travellers and Travelling Showpeople</p> <p><u>Following adoption of the Local Plan the Council will adopt a separate Development Plan Document to provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople, currently identified as 7 permanent pitches for gypsies and travellers, 6 transit pitches for gypsies and travellers and 3 Travelling Showpeople plots. The Development Plan Document will be based on an update to the the GTAA 2015, in order to ensure that the future needs of Gypsies and Travellers and Travelling Showpeople are met. Where need is identified the allocation of land to meet those needs will be guided by the criteria set out below (with the exception of criterion ii relating to the Green Belt). This Development Plan Document will be submitted to the Secretary of State for examination within one year of the Local Plan being adopted.</u></p> <p>Any pPlanning applications for sites to accommodate Gypsies and Travellers and Travelling Showpeople will be assessed in accordance with the following <u>these</u> criteria.</p> <p>i. The level of local provision and need for sites;</p> <p>ii. The site is not located in the Green Belt;</p> <p>iii. <u>The development creates no unacceptable environmental, amenity, traffic, safety or other problems;</u> the site will have minimal impact upon the environment and the surrounding areas, particularly nearby residential areas;</p> <p>iv. The development includes adequate landscaping and measures to protect and enhance biodiversity;</p>	Clarification

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p>v. A scheme has been provided to ensure that any historic ground contamination can be managed safely;</p> <p>vi. Adequate access is available to the site;</p> <p>vii. The necessary utilities such as electricity, water, gas and drainage are provided, are readily available or satisfactory alternative means of provision can be demonstrated;</p> <p>viii. Schools and other community facilities including health services are easily accessible from the site; <u>The site is located within a reasonable distance of health facilities and schools;</u></p> <p>ix. Development of the site preserves or enhances any heritage asset and will not harm those elements which contribute to its significance, including its setting, where this is a material consideration;</p> <p>x. The site would provide a suitable environment for travellers to inhabit with regard to, for example, air quality and noise levels;</p> <p>xi. The site is not located in Flood Zone 3 <u>and if located in Flood Zone 2 the requirements of the Flood Risk Sequential and Exception Tests are met;</u></p> <p>xii. Where required the site offers the opportunity for travellers to live and work on the same site;</p> <p>xiii. Where required opportunities for the grazing of animals such as ponies are provided; and</p> <p>xiv. The site complies with the locational criteria for development elsewhere in the Local Plan.</p>	
MM106	138	Policy HS8	<p>New criterion (to be positioned at the end of the list of criteria):</p> <p><u>The site complies with other relevant Local Plan policies</u></p>	Clarification

Chapter 17 – Built Environment

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM107	140	Para 17.20	The use of the principles associated with Passive Solar Design and applying construction standards such as Passivhaus and EnerPHit Standard could be useful in helping to address sustainability and climate change, whilst consideration of resilience in potential flood risk areas can help reduce risk and contribute to the delivery of more sustainable development. Whilst the Government has abandoned the principles of "Zero-Carbon Homes" from 2016, achieving zero-carbon is still an overarching aspiration in order to meet the legally binding <u>target of net zero carbon reductions</u> by 2050. The possibility of encouraging greater sustainability in the provision of new dwellings in particular is an aspiration of the Council, which will mean that homes do not have to be retrofitted at a later date. The Energy Savings Trust (May 2017) have released "The Clean Growth Plan : A "2050-ready" new build homes policy". This approach, whilst not Government policy, is worthy of consideration in Calderdale in order to help the borough meet the obligations that apply in facilitating the national 80% reduction in greenhouse gas emission <u>target of achieving net zero</u> by 2050, and the 75.8% 87% reduction that Calderdale will need to achieve <u>by 2032</u> . The initial additional cost can be quite a small percentage of construction costs so the pay back period can be quite short, given that significant savings in energy costs can be achieved. <u>This is illustrated in Table 17.1 below which, whilst a little dated now in absolute terms, does serve to demonstrate the relative additional costs associated with building zero carbon homes.</u>	Update
MM108	141	Para. 17.22	The Deregulation Act 2015 has made a significant change to the Planning and Energy Act 2008, by removing <u>amending</u> the clause which enabled Local Authorities to establish any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. The introduction of a new simplified Technical Housing Standard to be incorporated into <u>implemented through</u> the Building Regulation regime has established standards for water consumption, energy , accessibility, security and space. <u>For energy standards above those in the current Building Regulations Local Authorities must justify these by</u>	Clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p><i>demonstrating the evidence exists to justify such an approach. Following release of the Publication version of this Local Plan in 2018, the Government has further clarified its position in relation to reducing the carbon emissions associated with homes and set out its programme for implementation of the Future Homes Standard in its document “Summary of responses received and Government response” (January 2021). This followed the 2019 consultation on the proposed Future Homes Standard. The relevant revisions to the Building Regulations aimed at reducing carbon emissions are being incrementally strengthened leading up to the adoption of the full Future Homes Standard in 2025. Additionally, in responding to the earlier consultation on the future Homes Standard the Government has stated its intention to clarify the longer-term role of local planning authorities in determining local energy standards as part of its response to the Government White Paper on Planning Reforms (consultation closed October 2020). In order to provide some certainty in the immediate term the government will not amend the Planning and Energy Act 2008, which means that local planning authorities will retain powers to set local energy efficiency standards for new homes. However, the Government’s objective is that as the country moves to ever higher levels of energy efficiency standards for new homes with the 2021 Part L uplift and Future Homes Standard, it is less likely that local authorities will need to set local energy efficiency standards in order to achieve the goal of net zero.</i></p>	
MM109	142	Policy BT1	<p>PART 3 Sustainability (a) All new residential development (including conversions and extensions) will be expected to incorporate sustainable design and construction principles throughout the development process in line with the Government’s objective of setting energy standards through the Building Regulations function. In addition, residential development proposals will be encouraged to:</p>	Clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<ul style="list-style-type: none"> i. Consider <u>Incorporate</u> the principles associated with Passive Solar Design in the design and layout of development, and to facilitate the provision of "2050-ready" homes; ii. Incorporate the use of recycled and energy efficient materials; iii. Maximise the reuse of existing resources and materials to minimise waste and the loss of embodied energy associated with the production of building materials and products; and iv. Incorporate the use of locally sourced building materials. <p>(b) All new non-residential development in excess of 1000sqm will be expected to meet at least BREEAM level 'very good' with immediate effect, with an aspiration for higher BREEAM standards, subject to review over the plan period to ensure the target remains relevant.</p>	
MM110	145	Policy BT3	<p>Landscaping</p> <p>Development proposals will be required, where appropriate, to be accompanied by landscaping schemes that include good quality hard and soft landscaping. The landscaping aspects of a development proposal will be required to form an integral part of the design and should consider providing opportunities for possible areas for local food production, including the potential for the use of fruiting trees and shrubs.</p> <p>Landscaping schemes should ensure that new development integrates appropriately into its surroundings, contributes to the character of the area, and enhances local biodiversity if practicable.</p> <p>The scheme should be implemented in full within an agreed timescale and include details of:-</p> <ul style="list-style-type: none"> I. the retention of existing trees, hedgerows, priority habitats, walls, fences, paving, and other site features which contribute to the character and amenity of the area; 	Update

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<ul style="list-style-type: none"> II. the incorporation of appropriate soft and hard landscaping which enhances the landscape character, amenity, appearance and safety of the site and its setting for all sectors of the community; III. the introduction of boundary treatments, wherever appropriate that minimise the visual intrusion of the development on neighbouring uses or the wider landscape; IV. maximising the potential for increasing net biodiversity gains on site through the creation of wildlife habitats; and V. the provision for adequate maintenance and long term management of the landscaping scheme. <p>In the case of major proposals, consideration should be given to advanced landscaping works being carried out before building or enabling works commence.</p>	
MM111	148	Policy BT5	<p>Designing out crime and designing in community safety should be central to the planning and delivery of new development. In order to create safe environments and reduce opportunities for crime, development proposals should demonstrate they have due regard to the following criteria:</p> <ul style="list-style-type: none"> i. Where possible promote the incorporation of active frontages and a mix of uses to create a range of activities throughout the day and night, increasing the opportunities for natural surveillance. ii. All developments should promote a safe and attractive street and footpath network. Routes should be direct, well lit and where possible, overlooked. iii. Landscaping should be designed to help define public and private space. Schemes are encouraged to maintain visual surveillance corridors by limiting the height of planting and avoid creating hiding places and secluded areas. 	Clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p>iv. Car parking facilities should be designed for both vehicle and personal safety through being well lit, overlooked where possible and to avoid opportunities for concealment.</p> <p>v. Area lighting and closed-circuit television surveillance (CCTV) will be provided in a manner which does not significantly harm amenity and has no detrimental impact on the local environment. Proposals should preserve or enhance Conservation Areas and not adversely affect Listed Buildings, Historic Parks and Gardens or their settings, where these are material considerations.</p> <p>vi. The use of target hardening measures will be encouraged where sympathetic to the character of the building and the wider streetscene.</p> <p><i><u>The use of target hardening measures will only be permitted where sympathetic to the character of the building and the wider streetscene</u></i></p> <p>Proposals will be required, where appropriate, to be accompanied by a scheme outlining how the above listed designing out crime considerations have been incorporated into the design of the proposal.</p> <p>Security Measures</p> <p>Development proposals will be required, where appropriate, to be accompanied by a scheme outlining security standards having regard to advice set out in Crowded Places: The Planning System and Counter-Terrorism (and any subsequent updates) and advice provided by the Counter Terrorism Security Advisor.</p>	

Chapter 18 – Historic Environment

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM112	151	Para 18.2-18.3	<p>18.2 The historic environment includes architectural, archaeological^{<i>Footnote</i>} and artistic features, some of which are designated assets including:</p> <ul style="list-style-type: none"> •Conservation Areas; •Listed Buildings; •Registered Historic Parks and Gardens; and •Scheduled Ancient Monuments. <p><i>Footnote</i> <u>Scheduled Ancient Monuments are designated heritage assets and are Class I archaeological sites for the purpose of the Local Plan. Class II sites are undesignated heritage assets of regional importance which have been identified as warranting preservation in situ. Class III sites are those whose importance has not yet been assessed. Details of all sites are held in the West Yorkshire Historic Environment Record</u></p> <p>18.3 In addition, the historic environment of Calderdale also includes non-designated heritage assets - those which, though not formally designated, have been identified as having positive heritage value. Non-designated heritage assets can be identified through the West Yorkshire Historic Environment Record, the West Yorkshire Historic Landscape Characterisation, or by the Local Planning Authority (such as during assessment of development proposals, <u>Conservation Area Character Appraisals and Management Plans</u>, or through developing a Local List). <u>Developers are encouraged to consult with these resources to establish the likelihood of their proposals affecting a heritage asset.</u></p>	Clarification / Correction

Chapter 19 – Green Belt and Rural Areas

Modification Reference	Page	Box/Para/Policy/Table	Tracked Change	Reason
MM113	154	Para 19.8-19.9	<p>19.8 Paragraph 89 of the NPPF states that a local <u>Local</u> planning authority <u>authorities</u> should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:</p> <ul style="list-style-type: none"> • buildings for agriculture and forestry; • provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it; • <u>the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;</u> • the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; • the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; • limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or • limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. • <u>limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:</u> 	Update

Modification Reference	Page	Box/Para/ Policy/Table	Tracked Change	Reason
			<p><i><u>– not have a greater impact on the openness of the Green Belt than the existing development; or</u></i></p> <p><i><u>– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the Borough.</u></i></p> <p>19.9 Paragraph 90 of the NPPF states that certain <i>Certain</i> other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:</p> <ul style="list-style-type: none"> • mineral extraction; • engineering operations; • local transport infrastructure which can demonstrate a requirement for a Green Belt location; • the re-use of buildings provided that the buildings are of permanent and substantial construction; and • <i><u>material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and</u></i> <p>development brought forward under a Community Right to Build Order <i>or Neighbourhood Development Order.</i></p>	
MM114	155	Policy GB1	<p>Within the Green Belt, the construction of new buildings is inappropriate development except in the following circumstances:-</p> <ul style="list-style-type: none"> • Buildings for agriculture and forestry; • Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it; • <u>the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds</u> 	Update

Modification Reference	Page	Box/Para/ Policy/Table	Tracked Change	Reason
			<p><u>and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;</u></p> <ul style="list-style-type: none"> • The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; • The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; • Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or • Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development; • <u>limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:</u> <ul style="list-style-type: none"> – <u>not have a greater impact on the openness of the Green Belt than the existing development; or</u> – <u>not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the Borough.</u> <p>Other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:</p> <ul style="list-style-type: none"> • mineral extraction; • engineering operations; • local transport infrastructure which can demonstrate a requirement for a Green Belt location; 	

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			<ul style="list-style-type: none"> • the re-use of buildings provided that the buildings are of permanent and substantial construction; • <u>material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and</u> • development brought forward under a Community Right to Build Order <u>or Neighbourhood Development Order</u>. <p>Uses other than those identified will constitute inappropriate development and will not be supported except in very special circumstances to be demonstrated by the applicant. Development which is not inappropriate should not detract from the visual amenity of the Green Belt by reason of siting, materials or design or lead to traffic, amenity, environmental or other problems which cannot be effectively mitigated.</p>	
MM115	156	Policy GB2	<p>Within the Area Around Todmorden, development proposals which are considered appropriate will generally be supported providing they do not have a negative impact upon the openness or character of the countryside or upon the Special Protection Area (SPA) or Special Area of Conservation (SAC). The types of appropriate development are:-</p> <ul style="list-style-type: none"> • Uses necessary for agriculture, forestry or equestrian activity or other social and economic uses which have a functional need to locate in the countryside; • Uses which support sustainable growth and diversification of the rural economy including for tourism; • <u>Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan;</u> • The re-use and adaptation of existing buildings; • The extension or alteration of existing buildings providing that it does not result in a disproportionate addition over and above the size of the original building; • Sport and recreation uses appropriate to a rural area which do not conflict with other land uses; and 	Update

Modification Reference	Page	Box/Para/ Policy/Table	Tracked Change	Reason
			<ul style="list-style-type: none"> • <u>limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:</u> <ul style="list-style-type: none"> – <u>not have a greater impact on the openness of the countryside than the existing development; or</u> – <u>not cause substantial harm to the openness of the countryside, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the Borough.</u> <p>Development which is appropriate should not detract from the visual amenity of the open countryside or lead to traffic, amenity, environmental or other problems which cannot be effectively mitigated.</p>	

Chapter 20 – Green Infrastructure and Natural Environment

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons
MM116	157	Policy GN1	<p>Securing green infrastructure provision</p> <p>The Council will put mechanisms in place to secure Green Infrastructure provision in the Borough, <u>in part to help avoid increased recreational disturbance on the South Pennine Moors SAC and SPA.</u></p> <p>To achieve this, the primary focus will be on:</p> <ul style="list-style-type: none"> • Improving and enhancing existing Green Infrastructure assets, and/or expanding existing, or creating new, Green Infrastructure assets; • Encouraging the protection, enhancement and creation of Green Infrastructure through the Development Management System; • Encouraging partnership delivery of Green Infrastructure in the Borough; and • Making good deficiencies in quantity and quality of Green Infrastructure by a range of means including developer contributions. <p>New development must be served by Green Infrastructure to meet the needs of the prospective residents in a manner which will contribute to the creation of a high quality environment and provide access to high quality open space for leisure and recreational purposes. Development proposals should ensure that:</p> <ul style="list-style-type: none"> • The Green Infrastructure function of the land is retained and where possible improved; The opportunity is taken to extend and increase Green Infrastructure by linking green spaces and water body corridors, filling in gaps in Green Infrastructure provision, and/or creating and increasing biodiversity corridors and Species and Habitats of Principal Importance, <u>whilst also seeking to avoid increased recreational use of the South Pennines SPA and SAC.</u> 	Clarification
MM117	160	Policy GN3	Natural Environment	Clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons
			<p>The Council will seek to achieve better management of Calderdale’s natural environment by requiring developments to:</p> <ul style="list-style-type: none"> i. Conserve and enhance the biodiversity and geological features of the Borough by protecting and improving habitats, species, sites of wildlife and geological value and maximising biodiversity and geodiversity opportunities in and around new developments; ii. Conserve, enhance and restore the habitats, water quality, physical structure and local distinctiveness of the Borough's canal and river corridors as natural floodplains, functioning ecosystems and important strategic wildlife habitat networks allowing the free movement of wildlife; iii. Ensure there are no residual adverse impacts resulting from a proposed development, where in exceptional circumstances the reasons for the proposed development clearly outweigh the value of the ecological feature adversely affected and there are no appropriate alternatives. The adverse impacts of the development must be proportionately addressed in accordance with the hierarchy of: mitigation, compensation and finally offsetting. When appropriate, conditions will be put in place to make sure appropriate monitoring is undertaken and make sure mitigation, compensation and offsetting is effective; iv. Take appropriate steps to maintain or enhance the favourable conservation status of populations of protected species and species of conservation concern; v. <u>Takes appropriate steps to avoid recreational disturbance and urban edge effects, mitigating for recreational disturbance through the provision of recreational green space where appropriate;</u> vi. Protect, restore and enhance other features of natural environmental importance, in line with local environmental priorities; vii. Design-in wildlife, maximise multi-functionality and provide appropriate management, ensuring development follows the mitigation hierarchy and achieves <u>measurable net gains in biodiversity in accordance with the most up to date national and local guidance;</u> viii. Contribute towards the targets set out for Habitats and Species of Principal Importance and the environmental priorities of Local Nature Partnerships and biodiversity offsetting schemes, as appropriate; ix. Deliver enhancement and compensation, commensurate with their scale, which contributes towards the achievement of a coherent and resilient ecological network; 	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons
			<ul style="list-style-type: none"> x. Protect and enhance the distinctive landscape character of Calderdale; xi. Adopt good environmental site practices as appropriate, including in the form of a Construction Environmental Management Plan (CEMP) where appropriate; xii. Be informed by adequate ecological information, prepared by a competent ecology professional, conforming to British Standard BS42020, Biodiversity - Code of practice for planning and development; and xiii. Where opportunities arise, water bodies should be taken out of culvert, or daylighted if not possible, and physical barriers made passable to fish species. Under exceptional circumstances where culverting is delivered, daylighting should be integrated for habitat protection. <p>Development proposals which are likely to have a significant adverse impact on a site with one or more of the following designations, habitats or species will not be permitted except in exceptional circumstances where the reasons for the proposed development clearly outweigh the value of the ecological feature adversely affected and there are no appropriate alternatives:</p> <ul style="list-style-type: none"> i. Local Nature Reserves (LNR); ii. Local Wildlife Sites (LWS); iii. Local Geological Sites (LGS); iv. Calderdale Wildlife Habitat Network (or similar designation); v. Priority habitats and species within the Calderdale Biodiversity Action Plan; vi. Habitats and Species of Principal Importance within the UK Biodiversity Action Plan; vii. Habitats and species listed in respect of Section 41 of The Natural Environment and Rural Communities Act 2006; viii. Legally protected species; ix. Areas of Ancient and Semi-Natural Woodland; and x. Nature Improvement Areas. <p>Development proposals which are likely to have a significant adverse impact on a site with one or more of the following national or international designations will not be permitted:</p> <ul style="list-style-type: none"> i. Special Protection Areas (SPAs); ii. Special Areas of Conservation (SACs); iii. Sites of Special Scientific Interest (SSSI); and 	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons
			<p>iv. Sites identified, or required, as compensatory measures for adverse effects on European sites.</p> <p>An ecological assessment will be required for development located within the 2.5km South Pennine Moors (phase 2) SPA & SAC buffer and outside the urban area in order to establish if the land is of functional importance to designated South Pennine Moors (phase 2) SPA species.</p> <p>Any proposed development which may directly or indirectly compromise the conservation objective of a SAC or SPA will not be permitted unless the proposal meets the conditions specified in regulation 61 and 62 of the Conservation of Habitats and Species Regulations 2010 (Habitats Regulations).</p>	
MM118	163	Para 20.11	<p>In much of Calderdale the countryside is of a very high visual quality; a combination of impressive landscape, buildings of architectural and historical significance and areas of ecological importance. <u><i>It is therefore important that new development avoids or minimises harm to the areas of highest landscape quality, and this should include consideration of how new development may impact on the purposes of including land within the SLA designation, i.e. impact on scenic quality, opportunities for access and recreation, and impact on landscape quality, sense of place and local distinctiveness.</i></u></p> <p><u><i>Development outside the Special Landscape Area may affect the way it is experienced or the ability to appreciate its special qualities and significance. Development outside the SLA could have an impact on key views of, and from the SLA. Therefore, consideration will also be given to how the proposed development may affect the setting of the SLA, and the contribution the setting makes to the significance of the Special Landscape Area.</i></u></p> <p>The most important landscapes of the Borough need to be safeguarded and the following seven Special Landscape Areas have been designated:</p> <ul style="list-style-type: none"> • Northern Calderdale Moorlands and Fringes; • Hardcastle Crag, Hebden Water and Colden Water; • Luddenden Dean; • Shibden Valley; • Ringstone Edge and Norland Moor Fringes; 	Clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons
			<ul style="list-style-type: none"> • Southern Calderdale Moorland and Fringes; • Cragg Vale. 	
MM119	163	Policy GN4	<p>Landscape Character</p> <p><u>Special Landscape Area</u></p> <p><u>Proposals for development within or affecting the Special Landscape Area (SLA) or its setting should be carefully designed to ensure they are in keeping with their location in the SLA in terms of density, height, massing, scale, form, siting and materials.</u></p> <p><u>Proposals for development within or affecting the Special Landscape Area (SLA) will only be supported if the proposal:</u></p> <ol style="list-style-type: none"> 1. <u>Does not adversely affect the scenic quality of the SLA. Consideration should be taken to protecting important and distinctive views, and protecting remoteness and tranquillity.</u> 2. <u>Does not adversely affect opportunities for access and recreation; and</u> 3. <u>Protects and enhances landscape quality, sense of place and local distinctiveness, including retention and enhancement of features and habitats of significant landscape, historic, ecological and wildlife importance.</u> <p><u>In determining whether a proposed development may affect the SLA, consideration will be given to how the proposed development may impact its setting. Proposals should preserve or enhance those elements that contribute to the SLA's significance, and development which will adversely affect the setting of the SLA resulting in harm to the significance of the SLA will not be supported.</u></p> <p><u>Proposals within or affecting the SLA or its setting should be accompanied by a Landscape Impact Assessment setting out how the proposal protects and enhances the landscape, taking into account the requirements of this policy.</u></p>	Clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons
			<p><u>Landscape Character Areas</u></p> <p>New development should be designed in a way that is sensitive to its landscape setting, retaining and enhancing the distinctive qualities of the landscape area in which it is situated. For each Landscape Character Area, planning permission will only be granted if the proposed development would:</p> <ul style="list-style-type: none"> • Make adequate provision as far as is practicable for the retention of features and habitats of significant landscape, historic, ecological and wildlife importance; • Where possible, enhance the character and qualities of the landscape area through appropriate design and management; • Reflect and enhance local distinctiveness and diversity; and • Provide appropriate landscape mitigation proportionate in scale and design, and/or suitable off-site enhancements. <p>The Policies Map identifies the Special Landscape Area in Calderdale. Within this area, development which would adversely affect landscape quality will not be permitted. Special attention should be paid to conserving and enhancing the visual quality and minimising the environmental impact of development in the area through detailed consideration of the siting, materials and design of the new development.</p>	
MM120	166	Policy GN6	<p>In determining the required open space provision, the council will have regard to the type of development proposed and the availability, quality and accessibility of Open Spaces in the area assessed in accordance with the Council's Borough wide open space standards and relevant national standards. <u><i>In the case of outdoor sports facilities, the Council will also have regard to the most up to date version of the Calderdale Playing Pitch Strategy which provides key information on quantitative shortfalls in sports pitches and the need for qualitative improvements.</i></u></p>	Clarification

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MM121	168	Para 20.21	<p>Locally, the Calderdale Open Space, Sport and Recreation Study: Open Space Assessment Report (2006) sets the following <u>set</u> open space standards <i>for the Borough</i> which have been <u>were</u> carried forward in the 2015 update. <u>These standards have now been updated to include new quantitative standards and are detailed below:</u></p> <p>Calderdale Open Space, Sport and Recreation Standards</p> <table border="1"> <thead> <tr> <th>Typology</th> <th colspan="2">Standard</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Parks and Gardens</td> <td><u>Quantity</u></td> <td><u>0.8 ha/1000 people</u></td> </tr> <tr> <td>Quality</td> <td>Score of 60% or higher on qualitative site assessment</td> </tr> <tr> <td>Accessibility</td> <td>All settlement areas within 400m of small local open sp (0.04ha-1ha) and 600m of local park (1.00ha-3.00ha) an 1200m of Borough park (greater than 3ha)</td> </tr> <tr> <td rowspan="3">Natural/semi-natural greenspace</td> <td><u>Quantity</u></td> <td><u>2.0 ha/1000 people</u></td> </tr> <tr> <td>Quality</td> <td>Score of 60% or higher on qualitative site assessment</td> </tr> <tr> <td>Accessibility</td> <td>All settlement areas within 400m of a site (0.04ha-1ha) and 600m of a site (1.00ha-3.00ha) and 1200m of a site greater than 3ha</td> </tr> <tr> <td rowspan="2">Amenity greenspace</td> <td><u>Quantity</u></td> <td><u>0.6 ha/1000 people</u></td> </tr> <tr> <td>Quality</td> <td>Score of 60% or higher on qualitative site assessment</td> </tr> </tbody> </table>	Typology	Standard		Parks and Gardens	<u>Quantity</u>	<u>0.8 ha/1000 people</u>	Quality	Score of 60% or higher on qualitative site assessment	Accessibility	All settlement areas within 400m of small local open sp (0.04ha-1ha) and 600m of local park (1.00ha-3.00ha) an 1200m of Borough park (greater than 3ha)	Natural/semi-natural greenspace	<u>Quantity</u>	<u>2.0 ha/1000 people</u>	Quality	Score of 60% or higher on qualitative site assessment	Accessibility	All settlement areas within 400m of a site (0.04ha-1ha) and 600m of a site (1.00ha-3.00ha) and 1200m of a site greater than 3ha	Amenity greenspace	<u>Quantity</u>	<u>0.6 ha/1000 people</u>	Quality	Score of 60% or higher on qualitative site assessment	Update Clarification
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				Accessibility	All settlement areas within 400m of a site (0.04ha-1ha) and 600m of a site (1.00ha-3.00ha) and 1200m of a site greater than 3ha	
			Allotments	Quality	Score of 60% or higher on qualitative site assessment	
				Accessibility	All settlement areas within 400m of a site (0.04ha-1ha) and 600m of a site (1.00ha-3.00ha) and 1200m of a site greater than 3ha	
			Provision for children and young people	<u>Quantity</u>	<u>0.25 ha/1000 people</u>	
				Quality	Score of 60% or higher on qualitative site assessment	
				Accessibility	All settlement areas within 240m (5min walk) of a LEAP and 600m (15min walk) of a NEAP	
			Cemeteries	Quantity	0.286 ha/1000people	
				Quality	Score of 60% or higher on qualitative site assessment	
				Accessibility	Accessibility is not a directly relevant measure	
			Civic Spaces	Quantity	0.021 ha/1000people	
				Quality	Score of 60% or higher on qualitative site assessment	
				Accessibility	Accessibility is not a directly relevant measure	
				Quantity	1.73 ha/1000people	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change			Reasons	
			Outdoor sports facilities	Quality	Site quality rating of good (as defined by Sport England Electronic Toolkit)		
				Accessibility	Teams to have access to appropriate site at relevant time		
MM122	170	Policy GN8	<p>Protection of Local Green Spaces</p> <p>Development that would affect the openness and character of a designated Local Green Space will not be permitted other than in very special circumstances, except:-</p> <ul style="list-style-type: none"> ● Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, provided they do not conflict with the purpose of the Local Green Space designation; ● The extension or alteration of a building provided that it does not result in a disproportionate addition over and above the size of the original building; ● The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces. <p><u>The Council will give special protection to sites designated as Local Green Space that are important to the local community. Development proposed within a Local Green Space will be considered having regard to Green Belt policy.</u></p>			Clarification	

Chapter 21 – Environmental Protection

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
MM123	173	Para 21.12-21.13	<p>21.12 <u>The Council has a number of responsibilities for and contributions to make to, air quality including Environmental Health, Public Health, Highways, Planning and Community Engagement. These combine in our role as place leader, working with communities and other local partners to maximise quality of life in local neighbourhoods. The Council's strategic air quality objectives are:</u></p> <ol style="list-style-type: none"> 1. <u>To have a good understanding of air quality issues in Calderdale so that we can take an intelligence led approach</u> 2. <u>To ensure air quality is considered in everything we do</u> 3. <u>To raise awareness and understanding of air quality in Calderdale</u> 4. <u>To design the physical and natural environment to improve air quality</u> 5. <u>To reduce pollution from vehicle journeys, by reducing the overall number of journeys and increasing use of low emission vehicles</u> 6. <u>To protect the health of those most vulnerable to the harmful effects of air pollution</u> <p><u>Under the local air quality management legislation and guidance, the Council is required to monitor air quality in the Borough. The Environment Act 1995, states eight pollutants that councils must consider as part of a national Air Quality Strategy. These include nitrogen dioxide and fine particles. Monitoring currently focuses on traffic-related nitrogen dioxide. This has been identified as exceeding the air quality objectives in eight areas. These areas have been designated as Air Quality Management Areas (AQMAs). Particulate matter is also being monitored in connection with road traffic emissions.</u></p> <p><u>Most of our nitrogen dioxide monitoring is undertaken using diffusion tubes; however, there are also a number of automatic monitoring sites.</u></p>	Clarification

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p><u>The Local Plan is a key part of the Council's air quality strategy. Reflecting the above objectives, the Plan aims to improve air quality in the Borough and achieve compliance with legal Air Quality objectives as soon as possible. To achieve this, the strategy of the Plan is firstly to minimise, so far as practicable, air pollution from development in all locations, irrespective of whether there are current or potential exceedances of legal objectives. Secondly, the Plan requires the residual impacts of development on air quality to be mitigated. Thirdly, the Plan requires that development is located and designed in such a way as to protect people from exposure to poor air quality so far as possible .</u></p> <p>The Local Plan affects air quality in a number of ways, including through consideration of what development is proposed and where, the encouragement given to sustainable transport, the potential for compensatory mitigation, and the need to meet <i>legal</i> air quality objectives and limit values. Therefore, in plan making, it is important to consider the impact of development on air quality across the Borough</p> <p>21.13 Individual planning decisions can influence exposure to poor air quality in a number of ways <u>and positively further the Council's aim of achieving and maintaining compliance with national air quality objectives. It is essential that these air quality objectives are achieved and subsequently maintained if human health is to be protected.</u> In considering proposed developments and the application of policy EN2 the following <u>mitigation measures</u> factors should <u>therefore</u> be considered applied:</p> <ul style="list-style-type: none"> • Siting new buildings and estates so that the need for motorised travel is minimised; • Minimising the exposure of vulnerable groups to air pollution by siting buildings away from busy roads, siting living accommodation away from roadside facades, and ensuring facilities such as schools, nurseries and retirement homes are located in areas where pollution levels will be low; 	

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			<ul style="list-style-type: none"> • Avoiding the creation of street and building configurations (such as street canyons, or traffic calming that causes vehicles to break sharply) that encourage pollution to build up where people spend time; • Providing an infrastructure to support low- and zero-emission travel. This could include: cycling and walking routes and points for electric vehicles in residential areas and commercial developments. Furthermore installing the fastest possible broadband connections will reduce the need to travel by facilitating working from home; • Use of travel plans to reduce the number of motorised trips (this could include parking availability, car clubs and charging facilities for electric vehicles); • Planting of appropriate trees and vegetation in open spaces and use of vegetation to create 'green' walls or roofs where this does not restrict ventilation. 	
MM124	173	Policy EN2	<p>Policy EN2 Air Quality</p> <p><i><u>In order to ensure that the effect of development on air quality is minimised so far as practicable, residual impacts are mitigated, compliance with legal Air Quality objectives is achieved as soon as possible, and to support the Council's overall strategy set out in the reasoned justification above,</u></i> all proposals that have the potential to increase local air pollution either individually or cumulatively must be accompanied by proportionate evidence to show that the impact of the development has been assessed. Assessments must be in accordance with the guidance contained in the West Yorkshire Low Emissions Strategy and Air Quality & Emissions Technical Planning Guidance (or equivalent guidance) where this guidance is relevant to the proposal. In cases where industrial emissions may be introduced or increased an appropriate assessment must be submitted. Proposals that are not accompanied by that evidence or which do not incorporate adequate mitigation</p>	Clarification

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p>measures as indicated by the guidance <u>to secure and maintain compliance with air quality objectives to protect human health</u> will not be permitted.</p> <p><u>In order to meet the requirements of this policy, air quality assessments will be expected to include the following information:</u></p> <ul style="list-style-type: none"> <u>a. Relevant details of the proposed development</u> <u>b. The policy context for the assessment</u> <u>c. Description of the relevant air quality standards and objectives</u> <u>d. The basis for determining significance of effects arising from the impacts</u> <u>e. Details of the assessment methods</u> <u>f. Model verification</u> <u>g. Identification of sensitive locations</u> <u>h. Description of baseline conditions</u> <u>i. Assessment of impacts</u> <u>j. Description of construction phase impacts</u> <u>k. Cumulative impacts and effect</u> <u>l. Mitigation measures</u> <u>m. Summary of the assessment results</u> <p><u>Where there is assessed to be an adverse effect on air quality applicants must provide an assessment of Damage Cost of the development to secure additional mitigation measures. The mitigation measures will be secured through Planning Conditions or a Legal Agreement.</u></p> <p><u>New development in Air Quality Management Areas must be consistent with the Council's Air Quality Action Plan. In these areas development should not materially</u></p>	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p><u>worsen air quality or undermine strategies and actions to achieve compliance with the air quality objectives in the shortest time possible.</u></p> <p><u>Where the development introduces new <i>sensitive</i> receptors into Air Quality Management Areas the development must incorporate sustainable <i>mitigation</i> measures that protect the new receptors from unacceptable levels of air pollution as defined in national air quality objectives. Where sustainable <i>mitigation</i> measures cannot be introduced which to prevent receptors from being exposed to <i>such risks</i>, unacceptable levels of air pollution, development will not be permitted.</u></p>	
MM125	173	Table 21.1	<p>Outcomes: A reduction in air pollution to within lawful limits in a specified timeframe <u>the Plan Period; an overall improvement to air quality in all parts of Calderdale over the Plan period.</u></p>	Clarification

Chapter 22 – Minerals

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason																								
MM126	176	Para 22.9	The LAA is prepared jointly by the West Yorkshire MPAs and is based on a rolling average of 10 years' sales data and other relevant local information and an assessment of all supply options (including marine dredged, secondary and recycled aggregate sources). The most recent West Yorkshire LAA was approved in 2016 <u>2021</u> and combines the aggregate data at a sub regional level for the years 2015-2019 <u>and 2020</u> .	Update																								
MM127	176	22.11	The Borough has a number of sandstone quarries, some of which produce crushed rock as a by-product of the building stone product, although the actual tonnages produced at the majority of sites is small. Subsequent permissions have been granted for extensions to existing sandstone quarries; planning statements accompanying the applications indicate that these will continue to produce some crushed rock, ensuring Calderdale continues to make a contribution to the sub regional crushed rock apportionment. The West Yorkshire LAA identified that the 10 year average sales figure is around the 0.86 <u>0.92</u> million tonnes (mt) mark for West Yorkshire, and based on reserves of some 29.82mt <u>36.96</u> mt this would mean a land bank of some 34 <u>33</u> years. and 8 months.	Update																								
MM128	176	Table 22.1	West Yorkshire Crushed Rock Sales 2007-2016 <u>2011-2020</u> <table border="1" data-bbox="703 970 1783 1283"> <thead> <tr> <th></th> <th>2007</th> <th>2008</th> <th>2009</th> <th>2010</th> <th>2011</th> <th>2012</th> <th>2013</th> <th>2014</th> <th>2015</th> <th>2016</th> <th>Ten-Year average</th> </tr> </thead> <tbody> <tr> <td>Crushed Rock Sales (mt)</td> <td>1.1</td> <td>0.9</td> <td>0.9</td> <td>0.53</td> <td>0.43</td> <td>0.79</td> <td>0.78</td> <td>1.03</td> <td>1.03</td> <td>1.1</td> <td>0.86</td> </tr> </tbody> </table>		2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Ten-Year average	Crushed Rock Sales (mt)	1.1	0.9	0.9	0.53	0.43	0.79	0.78	1.03	1.03	1.1	0.86	Update
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Ten-Year average																	
Crushed Rock Sales (mt)	1.1	0.9	0.9	0.53	0.43	0.79	0.78	1.03	1.03	1.1	0.86																	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change											Reason														
				<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>		<u>Ten Year average</u>													
			<u>Crushed Rock Sales (mt)</u>	<u>0.43</u>	<u>0.79</u>	<u>0.78</u>	<u>1.03</u>	<u>1.03</u>	<u>1.10</u>	<u>1.03</u>	<u>1.04</u>	<u>0.86</u>	<u>1.07</u>	<u>0.92</u>														
MM129	176	Table 22.2	<p>Table 22.2 West Yorkshire Crushed Rock Landbank</p> <table border="1"> <thead> <tr> <th>Crushed Rock reserves as at 31/12/16</th> <th>10 year Crushed Rock Sales Average</th> <th>Crushed Rock Landbank (Based on Average Sales)</th> </tr> </thead> <tbody> <tr> <td>29.82</td> <td>0.86mt</td> <td>34 years and 8 months</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th><u>Crushed Rock reserves as at 31/12/2020</u></th> <th><u>Annual sales average 2011-2020</u></th> <th><u>22% Uplifted Aggregate Apportionment</u></th> <th><u>Landbank</u></th> </tr> </thead> <tbody> <tr> <td><u>36.96mt</u></td> <td><u>0.92mt</u></td> <td><u>1.12 mt</u></td> <td><u>33 years</u></td> </tr> </tbody> </table> <p><i>Table note: an uplift factor has been applied to the 10 year aggregate sales averages for the purpose of calculating the West Yorkshire Aggregate Landbank. This uplift represents an estimate of the increase in aggregate sales which would be required to deliver on planned future housing growth and associated infrastructure demands. (WYLAA, 2021).</i></p>											Crushed Rock reserves as at 31/12/16	10 year Crushed Rock Sales Average	Crushed Rock Landbank (Based on Average Sales)	29.82	0.86mt	34 years and 8 months	<u>Crushed Rock reserves as at 31/12/2020</u>	<u>Annual sales average 2011-2020</u>	<u>22% Uplifted Aggregate Apportionment</u>	<u>Landbank</u>	<u>36.96mt</u>	<u>0.92mt</u>	<u>1.12 mt</u>	<u>33 years</u>	
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Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason																		
MM130	176/177	Table 22.3	<p data-bbox="701 316 1848 379">Table 22.3 Proportion of Aggregate Consumption Met by Imports 2019 NB Figures relate to 2009 and are in thousands of tonnes</p> <table border="1" data-bbox="701 475 1834 699"> <thead> <tr> <th data-bbox="701 475 1077 571">Aggregate</th> <th data-bbox="1081 475 1458 571">Consumption</th> <th data-bbox="1462 475 1834 571">% of Consumption met by Imports</th> </tr> </thead> <tbody> <tr> <td data-bbox="701 574 1077 635">Sand and Gravel</td> <td data-bbox="1081 574 1458 635">810</td> <td data-bbox="1462 574 1834 635">94%</td> </tr> <tr> <td data-bbox="701 638 1077 699">Crushed Rock</td> <td data-bbox="1081 638 1458 699">2,332</td> <td data-bbox="1462 638 1834 699">80%</td> </tr> </tbody> </table> <p data-bbox="701 831 1534 863"><u>Table 22.3 Proportion of Aggregate Consumption Met by Imports 2019</u></p> <table border="1" data-bbox="701 1018 1767 1217"> <thead> <tr> <th data-bbox="701 1018 909 1078"><u>Aggregate</u></th> <th data-bbox="913 1018 1346 1078"><u>Consumption 2019 (thousand tonnes)</u></th> <th data-bbox="1350 1018 1767 1078"><u>% Consumption met by imports 2019</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="701 1082 909 1142"><u>Sand and Gravel</u></td> <td data-bbox="913 1082 1346 1142"><u>466</u></td> <td data-bbox="1350 1082 1767 1142"><u>100%</u></td> </tr> <tr> <td data-bbox="701 1145 909 1217"><u>Crushed Rock</u></td> <td data-bbox="913 1145 1346 1217"><u>2342</u></td> <td data-bbox="1350 1145 1767 1217"><u>96%</u></td> </tr> </tbody> </table>	Aggregate	Consumption	% of Consumption met by Imports	Sand and Gravel	810	94%	Crushed Rock	2,332	80%	<u>Aggregate</u>	<u>Consumption 2019 (thousand tonnes)</u>	<u>% Consumption met by imports 2019</u>	<u>Sand and Gravel</u>	<u>466</u>	<u>100%</u>	<u>Crushed Rock</u>	<u>2342</u>	<u>96%</u>	
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Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM131	177	Para 22.16	<p>Table 22.3 sets out that approximately 94% <u>100%</u> of the sand and gravel consumed in West Yorkshire is imported from outside the sub region. As the Borough is not considered to have viable reserves of sand and gravel, there is a need to ensure that, as with high specification crushed rock, a continuation of supply can be secured from outside the sub region. The LAA (<u>2021</u>) states that the West Yorkshire sand and gravel landbank is 7 <u>1 year and 6 months</u>. In terms of those areas that export sand and gravel to the sub region, although the North Yorkshire LAA sets out potential mid term supply issues for sand and gravel, it does acknowledge that there is continuing industry interest in securing new permissions and this implies that the remaining sand and gravel resources within North Yorkshire is present in quantities capable of continuing to supply a significant proportion of West Yorkshire's requirement in the short to medium term, subject to these permissions being granted. Although the South Yorkshire LAA considers that it is unlikely flows of sand and gravel into West Yorkshire will be sustained in the future, there is the potential for the substantial remaining reserves of limestone to play a role in meeting West Yorkshire's future demands for concreting and other non-concreting construction projects. <u>The West Yorkshire LAA (2019 2021) sets out that the majority of sand and gravel consumed in West Yorkshire is imported from Durham and North Yorkshire. Lesser, but still potentially significant, quantities of sand and gravel also thought to be transported into West Yorkshire from East Yorkshire, Nottinghamshire, Lincolnshire, Cheshire and Doncaster. The LAA (2021) sets out that in relation to imports of crushed rock , the Yorkshire Dales National Park remains far and away the most important supplier, accounting for over 50% of the crushed rock aggregates consumed within West Yorkshire. Significant quantities of crushed rock aggregates are also supplied from the East Midlands (Derbyshire, The Peak District and Leicestershire), with lesser, but still significant, quantities supplied from the North-East, North Yorkshire, South Yorkshire and the North-West.</u></p> <p><u>The LAA concludes that it is clear, that planning for continuity in the supply of the aggregates consumed in West Yorkshire is far more dependent upon effectively cooperating with neighbouring authorities and safeguarding minerals transportation infrastructure than managing aggregate supplies within West Yorkshire itself. It is also clear that the future of aggregate extraction within the Yorkshire Dales National Park is of key strategic economic importance to West Yorkshire. The LAA goes on to set out that Under the Duty to</u></p>	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p><u>Corporate the West Yorkshire authorities should seek agreement with the Minerals Planning Authorities for the areas which are the main sources of the aggregates supplied into West Yorkshire, to ensure that these authorities continue to provide for sustainable supplies of aggregates into West Yorkshire in their Local Plans.</u></p>	
MM132	179	Policy MS2	<p>In order to protect mineral reserves from sterilisation from non mineral development, the Council designates Mineral Safeguarding Areas (MSA) for the following resources:</p> <ul style="list-style-type: none"> • Sandstone; • Coal; • Brickclay and Fireclay; <p>All non-minerals development proposals that fall within the MSA will be encouraged to explore the potential for prior extraction. Except for exempt development <u>Other than the exempt developments</u> defined in Box 1 below, all proposals will be required to carry out a site-specific mineral resource assessment, which shall identify if <u>whether</u> a mineral is present, in what quantity, and whether development would sterilise the mineral lying under the site or adjacent to it. Permission will be refused unless it can be evidenced that <u>at least one of the following criteria can be met:</u></p> <p><u>i</u> The proposed development outweighs the requirement to extract the mineral;</p> <p><u>ii</u> The mineral resources are not present or have been previously extracted;</p> <p><u>iii</u> The mineral resources identified are of no economic value;</p> <p><u>iv</u> It is not viable to extract the potential resource;</p> <p><u>v</u> Prior extraction of minerals would cause unacceptable impacts on neighbouring uses, local amenity and other environmental assets.</p>	Clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p>Where non-mineral development is proposed, prior extraction of the mineral resource is especially encouraged as part of regeneration, land remediation or where it would assist any land stabilisation schemes.</p> <p>Non-minerals development proposed in former building stone quarries will be required to evidence that the remaining resources are not of sufficient quality or quantity to make provision for prior extraction. Mineral Allocations and working mineral sites are included within the MSA and identified on the Policies Map.</p> <p>The Council will also safeguard areas within 500m of the MSA as a buffer to safeguard the resource from the impact of development in its vicinity.</p> <p><u>Applications for non-mineral development in the MSA Buffer Zone will be expected to demonstrate how they have mitigated the development to ensure that any future mineral extraction within the MSA shall not be compromised.</u></p> <div data-bbox="703 898 1832 1390" style="border: 1px solid black; padding: 10px;"> <p style="text-align: center;"><u>Box 1: Exempt Development from MSA Requirements</u></p> <ul style="list-style-type: none"> • Applications for advertisement consent; • Applications for alterations and extensions to existing buildings and for change of use of existing development; • Applications for reserved matters; • Prior notifications; • Certificates of Lawfulness of Existing Use or Development (CLEUD); • Certificates of Lawfulness of Proposed Use or Development (CLOPUD); • Applications for works to trees; • Applications within urban areas affected by the coal and Brick Clay / Fireclay safeguarding areas, where the development does not constitute ‘major development’ as defined by the Town and Country Planning (General Development Management Procedure) (England) Order 2015 (Article 2) </div>	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason																																										
MM133	182/183	Policy MS5	<p>Mineral Allocations</p> <p>A) The following table is a list of the existing mineral sites for allocation in the Local Plan.</p> <p>Table 22.8 Mineral Allocations - Existing Mineral Sites</p> <table border="1"> <thead> <tr> <th>Local Plan Site Ref</th> <th>Site Name</th> <th>Status</th> <th>Commodity</th> <th>Aggregates</th> <th>Site Area (ha)</th> </tr> </thead> <tbody> <tr> <td>MLP1</td> <td>Ashgrove Clay Works</td> <td>Inactive</td> <td>Fireclay</td> <td>No</td> <td>60.9</td> </tr> <tr> <td>MLP2</td> <td>Beacon Lodge</td> <td>Active <u>Inactive</u></td> <td>Sandstone</td> <td>Yes</td> <td>1.8</td> </tr> <tr> <td>MLP3</td> <td>Calder Brick Works N</td> <td>Active</td> <td>Clay & Shale</td> <td>No</td> <td>31.7</td> </tr> <tr> <td>MLP4</td> <td>Calder Brick Works S</td> <td>Inactive</td> <td>Clay & Shale</td> <td>No</td> <td>9.9</td> </tr> <tr> <td>MLP5</td> <td>Clockface Quarry</td> <td>Active <u>Undergoing restoration</u></td> <td>Sandstone</td> <td>No</td> <td>17.1</td> </tr> <tr> <td>MLP6</td> <td>Corporal Lane , Shelf</td> <td>Active</td> <td>Fireclay</td> <td>No</td> <td>18.2</td> </tr> </tbody> </table>	Local Plan Site Ref	Site Name	Status	Commodity	Aggregates	Site Area (ha)	MLP1	Ashgrove Clay Works	Inactive	Fireclay	No	60.9	MLP2	Beacon Lodge	Active <u>Inactive</u>	Sandstone	Yes	1.8	MLP3	Calder Brick Works N	Active	Clay & Shale	No	31.7	MLP4	Calder Brick Works S	Inactive	Clay & Shale	No	9.9	MLP5	Clockface Quarry	Active <u>Undergoing restoration</u>	Sandstone	No	17.1	MLP6	Corporal Lane , Shelf	Active	Fireclay	No	18.2	Update
Local Plan Site Ref	Site Name	Status	Commodity	Aggregates	Site Area (ha)																																									
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Modification Reference	Page	Para/Table/Box/Policy	Tracked change					Reason	
			MLP7	Cromwell Quarry	Undergoing Restoration	Sandstone	Yes	36.5	
			MLP8	Crownest Quarry, Hipperholme	Inactive	Sandstone	No	4.6	
			MLP9	Delph Hill Quarry	Active <u>Area C not worked</u> <u>A&B Restored</u>	Sandstone	Yes	11.1	
			MLP10	Elland Edge Quarries	Active	Sandstone	Yes	10.3	
			MLP11	Fly Delph	Active	Sandstone	Yes	3.4	
			MLP12	Hunter Hill Quarry	Active	Sandstone	No	6.8	
			MLP13	Marsh Hill Quarry	Active	Sandstone	No	0.89	
			MLP14	Mount Tabor Quarry	Active <u>Inactive</u>	Sandstone	Yes	0.7	
			MLP15a	Northowram Hills Quarry 1	Active	Sandstone	Yes	4.6	
			MLP15b	Northowram Hills Quarry	Active <u>Inactive</u>	Sandstone	Yes	0.9	
			MLP16	Pasture House Quarry	Active <u>Undergoing Restoration</u>	Sandstone	Yes	12.1	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change						Reason
			MLP17	Pinnar Lane Quarry	Active	Sandstone	Yes	9.3	
			MLP18	Pond Quarry, Halifax Road, Brighouse	Active	Sandstone	Yes	2.9	
			MLP19	Pond Quarry, Granny Hall Lane, Brighouse	Dormant <i>Exhausted</i>	Sandstone	No	0.6	
			MLP20	Ringby Quarry, Swalesmoor Road, Halifax	Active <i>Inactive</i>	Sandstone	Yes	3.7	
			MLP21	Rock End Moor Delph	Active	Sandstone	No	0.5	
			MLP22	Scout Quarry	Active	Sandstone	Yes	5.8	
			MLP23	Spaniard Hall Quarry	Active	Fireclay	No	18.7	
			MLP24	Spring Hill Quarry	Active	Sandstone	Yes	0.9	
			MLP25	Squire Hill Quarry	Active	Sandstone	Yes	3.7	
			MLP26	Sunny Bank Quarries	Active	Sandstone	No	3.0	
			MLP27	Thumpus Quarry	Active <i>Undergoing Restoration</i>	Sandstone	No	2.6	
			MLP28	White Rock	Inactive	Sandstone	Yes	3.5	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason																								
			<p>1. Larger area of quarry worked out, although subject to a S106 agreement</p> <p>B) The following table lists the new mineral sites in the Local Plan. Sites MLP29 and MLP30 are extensions to an existing quarry at Pasture House Farm, Southowram, whilst MLP31 is allocated in order to safeguard minerals related infrastructure. A full site assessment can be viewed in the Minerals Evidence Report.</p> <p style="text-align: center;">New Mineral Sites</p> <p><i>The following table lists new Mineral Allocations, Planning applications for these sites will need to address the issues identified in Appendix 1.</i></p> <table border="1" data-bbox="701 683 1883 1059"> <thead> <tr> <th data-bbox="701 683 801 826">Local Plan Site Ref</th> <th data-bbox="804 683 1218 826">Site Name</th> <th data-bbox="1220 683 1406 826">Status</th> <th data-bbox="1408 683 1610 826">Commodity</th> <th data-bbox="1612 683 1744 826">Aggregates</th> <th data-bbox="1747 683 1883 826">Site Area (ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="701 828 801 892">MLP29</td> <td data-bbox="804 828 1218 892">Pasture House Quarry site a</td> <td data-bbox="1220 828 1406 892">New Allocation</td> <td data-bbox="1408 828 1610 892">Sandstone</td> <td data-bbox="1612 828 1744 892">Yes</td> <td data-bbox="1747 828 1883 892">11.1</td> </tr> <tr> <td data-bbox="701 893 801 957">MLP30</td> <td data-bbox="804 893 1218 957">Pasture House Quarry site b</td> <td data-bbox="1220 893 1406 957">New Allocation</td> <td data-bbox="1408 893 1610 957">Sandstone</td> <td data-bbox="1612 893 1744 957">Yes</td> <td data-bbox="1747 893 1883 957">4.5</td> </tr> <tr> <td data-bbox="701 959 801 1059">MLP31</td> <td data-bbox="804 959 1218 1059">Concrete Batching Plant, West Lane, Southowram</td> <td data-bbox="1220 959 1406 1059">N/A</td> <td data-bbox="1408 959 1610 1059">N/A</td> <td data-bbox="1612 959 1744 1059">N/A</td> <td data-bbox="1747 959 1883 1059">21.1</td> </tr> </tbody> </table>	Local Plan Site Ref	Site Name	Status	Commodity	Aggregates	Site Area (ha)	MLP29	Pasture House Quarry site a	New Allocation	Sandstone	Yes	11.1	MLP30	Pasture House Quarry site b	New Allocation	Sandstone	Yes	4.5	MLP31	Concrete Batching Plant, West Lane, Southowram	N/A	N/A	N/A	21.1	
Local Plan Site Ref	Site Name	Status	Commodity	Aggregates	Site Area (ha)																							
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MLP31	Concrete Batching Plant, West Lane, Southowram	N/A	N/A	N/A	21.1																							

Chapter 23 – Waste

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason												
MM134	198	23.19	In allocating the Sharneyford site and the Swalesmoor Farm site, alongside the sites at Wakefield Road and Stainland Road, three waste sites W1, W2, and W3 the Local Plan provides sufficient allocations <u>capacity of 4.55ha</u> to meet the <u>forecasted waste capacity</u> scenarios presented in the Waste Data Report Update. <u>There is the potential of additional capacity on site W4 on Land North of Holmfield Industrial Estate.</u> This is in addition to the spare capacity that exists in a number of the existing operational sites, which will also be safeguarded in the Local Plan.													
MM135	200	WA2	<p>New Waste Facilities: The following sites are allocated for waste facilities:</p> <table border="1"> <thead> <tr> <th>Site Ref. No.</th> <th>Site Location</th> <th>Total Score</th> <th>Site Area (ha)</th> </tr> </thead> <tbody> <tr> <td>WLP1</td> <td>Bacup Road, Sharneyford, Todmorden</td> <td>785</td> <td>3.15</td> </tr> <tr> <td>WLP2⁽⁺⁾</td> <td>Swalesmoor Farm, Ploughcroft, Boothtown, Halifax</td> <td>730</td> <td>9.74</td> </tr> </tbody> </table>	Site Ref. No.	Site Location	Total Score	Site Area (ha)	WLP1	Bacup Road, Sharneyford, Todmorden	785	3.15	WLP2 ⁽⁺⁾	Swalesmoor Farm, Ploughcroft, Boothtown, Halifax	730	9.74	Update
Site Ref. No.	Site Location	Total Score	Site Area (ha)													
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WLP2 ⁽⁺⁾	Swalesmoor Farm, Ploughcroft, Boothtown, Halifax	730	9.74													

Modification Reference	Page	Para/Table/Box/Policy	Tracked change					Reason
			WLP3	Stainland Road, Salterhebble, Halifax	635	1.55		
			WLP4	Land / Premises at Wakefield Road, Brighouse	760	0.98		
			1 This site requires a Heritage Impact Assessment					
			<u>Site Ref. No (publication version and CC158)</u>	<u>Site Ref No. Modifications</u>	<u>Site Location</u>	<u>Site Area (ha)</u>	<u>Indicative Developable Area (ha)</u>	
			<u>WLP1</u>	<u>W1</u>	<u>Bacup Road Sharneyford, Todmorden</u>	<u>3.15</u>	<u>1.48</u>	
			<u>133</u>	<u>W2</u>	<u>Lacy Way, Lowfields, Elland</u>	<u>2.27</u>	<u>2.27</u>	
			<u>436</u>	<u>W3</u>	<u>Atlas Mill Road, Brighouse</u>	<u>2.08</u>	<u>0.8</u>	
			<u>LP1219*</u>	<u>W4</u>	<u>Land North of Holmfield Industrial Estate, Halifax</u>	<u>6.85</u>	<u>*</u> <u>-</u>	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p><i><u>*Also allocated as a New Employment Site (Site Ref LP1219) – Part of this Employment Site could provide additional waste capacity</u></i></p> <p><i><u>Planning applications will need to address the issues identified in Appendix 1.</u></i></p>	
MM136	200	Policy WA3	<p>Safeguarded Waste Sites</p> <p>There are a number of existing operational waste sites that operate in the Borough and contribute to the provision of the network of waste facilities <u>set out in Policy WA5</u> . It is important that these sites are safeguarded to ensure the Borough continues to have the ability to reduce both the amounts of waste ending up in landfill and the levels of waste it exports elsewhere.</p> <p>Alternative uses proposed for Safeguarded Waste Sites that result in a loss of an existing or allocated waste management facility must be accompanied by the following <u>evidence</u>:</p> <ul style="list-style-type: none"> • evidence setting out <u>Qualitative assessment of</u> how much waste management capacity would be lost as a result of the proposal; <u>and</u> • the impact on the Borough's waste management capacity and justification for the loss of capacity; • That the proposed development does not prejudice the implementation of the waste hierarchy; and the effective operation of such facilities would not be compromised • <u>it can be demonstrated that there is no longer a need for the facility or capacity can be met elsewhere in the district; or</u> • <u>the need for the non-waste development overrides the need for safeguarding</u> <p>Policy WA3 will also apply to Local Plan waste allocations that are developed within the lifetime of the plan.</p>	Update

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM137	201	Policy WA4	<p>Applications for new waste management facilities should <i>prioritise</i> sites be located on previously developed land, sites identified for employment uses, and redundant agricultural and forestry buildings and their curtilages. All applications for new or extended waste management facilities will be required to provide evidence that the proposal would not give rise to unacceptable impacts on people or the environment. Therefore the following criteria will apply:</p> <p>i proposals will be required to avoid unacceptable impacts on the local environment including noise, dust, air quality, vibration, odour, litter, contamination, attraction of vermin or birds; in particular, the following will be assessed:</p> <p>ii the proposal does not create unacceptable impacts on water resources and the natural water environment, groundwater levels, water quality, flood risk, along with the capacity of flood storage or existing flood defence structures;</p> <p>iii the proposal will not give rise to unacceptable impacts on those elements which contribute to the significance of a heritage asset, including its setting;</p> <p>iv the proposal respects the surrounding landscape character, being of a scale, form and design appropriate to its location and setting;</p> <p>v biodiversity and geodiversity, including sites subject to European, national and local statutory protection, will suffer no unacceptable impacts as a result of the proposal;</p> <p>vi evidence as to the ability of the existing highway network to safely accommodate the traffic generated;</p> <p>vii the impact on Potentially Unstable Land;</p>	Correction

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason																									
			<p>viii no unacceptable impacts result from a cumulative impact of waste management facilities in a particular location;</p> <p>ix additional information concerning the operation of the facility will be required, including hours of operations, traffic movements, vehicle cleansing, loading, and unloading arrangements;</p> <p>x the proposal is consistent with other policies in the Local Plan.</p>																										
MM138		Policy WA5	<p><u>Existing Waste Management Facilities</u></p> <p><i>The Council has a number of existing major waste facilities which are identified below and on the Proposals Map.</i></p> <table border="1"> <thead> <tr> <th><u>Site category</u></th> <th><u>Facility Type</u></th> <th><u>Facility Name</u></th> <th><u>Site Ref</u></th> </tr> </thead> <tbody> <tr> <td rowspan="4"><u>Metal Recycling Site</u></td> <td><u>Car Breaker</u></td> <td><u>Dam Top Works, Ripponden</u></td> <td><u>WEX1</u></td> </tr> <tr> <td><u>Car Breaker</u></td> <td><u>Fairlea Mill, Halifax</u></td> <td><u>WEX2</u></td> </tr> <tr> <td><u>Car Breaker</u></td> <td><u>Calder Mill, Hebden Bridge</u></td> <td><u>WEX3</u></td> </tr> <tr> <td><u>Metal Recycling</u></td> <td><u>Land / Premises at Exmoor Street, Halifax</u></td> <td><u>WEX4</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><u>Processing</u></td> <td><u>Paper Recycling</u></td> <td><u>Stainland Board Mill, Hollywell Green</u></td> <td><u>WEX5</u></td> </tr> </tbody> </table>	<u>Site category</u>	<u>Facility Type</u>	<u>Facility Name</u>	<u>Site Ref</u>	<u>Metal Recycling Site</u>	<u>Car Breaker</u>	<u>Dam Top Works, Ripponden</u>	<u>WEX1</u>	<u>Car Breaker</u>	<u>Fairlea Mill, Halifax</u>	<u>WEX2</u>	<u>Car Breaker</u>	<u>Calder Mill, Hebden Bridge</u>	<u>WEX3</u>	<u>Metal Recycling</u>	<u>Land / Premises at Exmoor Street, Halifax</u>	<u>WEX4</u>					<u>Processing</u>	<u>Paper Recycling</u>	<u>Stainland Board Mill, Hollywell Green</u>	<u>WEX5</u>	Update
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Modification Reference	Page	Para/Table/Box/Policy	Tracked change				Reason
			<u>Transfer</u>	<u>Household Waste Recycling centre</u>	<u>Ainleys (Elland) HWRC</u>	<u>WEX6</u>	
					<u>Atlas Mill, Brighouse HWRC</u>	<u>WEX7</u>	
					<u>Eastwood, Todmorden HWRC</u>	<u>WEX8</u>	
					<u>Lee Bank, Halifax HWRC</u>	<u>WEX9</u>	
					<u>Meerclough Rd, Sowerby Bridge HWRC</u>	<u>WEX10</u>	
				<u>Non Hazardous Waste Transfer</u>	<u>Belmont industrial Estate, Sowerby Bridge</u>	<u>WEX11</u>	
					<u>Halifax Transfer Station (also HWRC), Lee Bank</u>	<u>WEX12</u>	
			<u>Unit 6 Woodman Works, South Lane, Elland</u>		<u>WEX13</u>		
			<u>Treatment</u>	<u>Composting</u>	<u>Far Shawcroft Farm, Akroyd Lane, Wadsworth, Hebden Bridge</u>	<u>WEX14</u>	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change				Reason
					<u>Sharneyford Works, Bacup Road, Todmorden</u>	<u>WEX15</u>	
			<u>Material Recycling Facility</u>		<u>High Level Way Material Recycling Facility, Pellon Lane Halifax</u>	<u>WEX16</u>	
			<u>Non Hazardous Waste Transfer (Treatment)</u>		<u>Balkram Edge Farm, Mount Tabor, Halifax</u>	<u>WEX17</u>	
					<u>Stanley Works, Lucy Street, Halifax</u>	<u>WEX18</u>	
					<u>Yard 1, George Street, Brighouse</u>	<u>WEX19</u>	
			<u>Physical – Chemical Treatment</u>		<u>Swalesmoor Farm, Swalesmoor Road, Boothtown, Halifax,</u>	<u>WEX20</u>	
					<u>Brighouse Upper Sludge Treatment Facility</u>	<u>WEX21</u>	
			<u>WEEE Treatment Facility</u>		<u>North Dean Business Park, Stainland Road, Halifax</u>	<u>WEX22</u>	
					<u>Unit 10-17, Ashday Works Business Park Elland Road Brighouse</u>	<u>WEX23</u>	
					<u>North Dean Business Park, Halifax, West Yorkshire</u>	<u>WEX24</u>	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change				Reason
				<u>Inert Waste Transfer / Treatment</u>	<u>Wood Top Quarry, Swales Moor Road, Halifax</u>	<u>WEX25</u>	
				<u>Landfill</u>	<u>Inert Landfill</u>	<u>Clockface Quarry</u>	
			<p><i>Note: The list is made up of active waste sites according to Environment Agency Data</i></p> <p><i>In addition to these sites, there are a number of smaller waste sites that contribute to managing waste in Calderdale; although not shown on the proposals map, such waste management sites will be protected in line with the waste policies in the Local Plan.</i></p>				

Annex 1 Car & Bicycle parking standards

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason																					
MM139	204 Annex 1	Table 1.1	<table border="1"> <thead> <tr> <th colspan="3">Table 1.1 Car Parking Guidelines</th> </tr> <tr> <th>USE CLASS</th> <th>TYPE OF DEVELOPMENT</th> <th>PARKING GUIDELINES: Parking for Disabled Users is ADDITIONAL to this Maximum (See Note 1) 1 space per xx sq.m Gross</th> </tr> </thead> <tbody> <tr> <td>A1 <u>E(a)</u></td> <td>SHOPS</td> <td></td> </tr> <tr> <td></td> <td>Food Retail - Under 500 sq.m</td> <td> <ul style="list-style-type: none"> • 35 sq.m </td> </tr> <tr> <td></td> <td>Food Retail - 500 to 999 sq.m</td> <td> <ul style="list-style-type: none"> • 20 sq.m </td> </tr> <tr> <td></td> <td>Food Retail - 1,000 sq.m or over</td> <td> <ul style="list-style-type: none"> • URBAN: 14 - 25 sq.m • RURAL: 14 - 20- sq.m </td> </tr> <tr> <td></td> <td>Non-Food Retail - Under 1,000 sq.m</td> <td> <ul style="list-style-type: none"> • 25 sq.m </td> </tr> </tbody> </table>	Table 1.1 Car Parking Guidelines			USE CLASS	TYPE OF DEVELOPMENT	PARKING GUIDELINES: Parking for Disabled Users is ADDITIONAL to this Maximum (See Note 1) 1 space per xx sq.m Gross	A1 <u>E(a)</u>	SHOPS			Food Retail - Under 500 sq.m	<ul style="list-style-type: none"> • 35 sq.m 		Food Retail - 500 to 999 sq.m	<ul style="list-style-type: none"> • 20 sq.m 		Food Retail - 1,000 sq.m or over	<ul style="list-style-type: none"> • URBAN: 14 - 25 sq.m • RURAL: 14 - 20- sq.m 		Non-Food Retail - Under 1,000 sq.m	<ul style="list-style-type: none"> • 25 sq.m 	Update
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Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change		Reason
				Non-Food Retail - 1,000 sq.m or over	<ul style="list-style-type: none"> • URBAN: 25 - 60 sq.m • RURAL: 20 - 30 sq.m
			A2 E(c)	FINANCIAL AND PROFESSIONAL SERVICES	
				Under 2,500 sq.m	<ul style="list-style-type: none"> • 35 sq.m
				2,500 sq.m or over	<ul style="list-style-type: none"> • URBAN: 35 - 60 sq.m • RURAL: 35 sq.m
			A3 E(b)	FOOD AND DRINK <u>CAFÉS AND RESTAURANTS</u>	<ul style="list-style-type: none"> • In settlements defined on the Policies Map - 5 sq.m • Green Belt and the area Around Todmorden - 3.5 sq.m <p>(The different maximum recognises that within urban areas, opportunities for walking to these facilities are much greater than within rural areas, where the preponderance to use a vehicle may be greater).</p>
			E(b)	<u>PUBS, DRINKING ESTABLISHMENTS, TAKE AWAYS</u>	<p><i>If there is sufficient public car parking available in close proximity, parking within the site will not normally be required unless dictated by local conditions.</i></p> <p><i>Parking within the site curtilage is required where there are parking restrictions in the vicinity. The number of spaces</i></p>

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change			Reason
					<i>required will be informed by the Transport Statement submitted with the planning application.</i>	
			B4-E(g)	BUSINESS <i>Uses which can be carried out in a residential area without detriment to its amenity</i>		
				Under 2,500 sq.m	<ul style="list-style-type: none"> • 30 sq.m (All areas) 	
				Over 2,500 sq.m	<ul style="list-style-type: none"> • URBAN: 30 - 60 sq.m • RURAL: 30 sq.m 	
			B2	GENERAL INDUSTRY <i>Use for industrial process other than one falling within class E(g)</i>	<ul style="list-style-type: none"> • URBAN: 50 - 75 sq.m • RURAL: 30 - 50 sq.m 	
			B8	WAREHOUSING STORAGE OR DISTRIBUTION	<ul style="list-style-type: none"> • 250 sq.m 	
			MIXED USE	MIXED USE DEVELOPMENTS	These should provide parking to meet the needs of each element of the development within the Maximum Allowances set out in this Policy.	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change			Reason
			C1	HOTELS	<ul style="list-style-type: none"> 1 space per 4 staff (likely to be present at any one time); PLUS 1 space per bedroom 	
			C2	RESIDENTIAL INSTITUTIONS		
			<u>C2</u>	HOSPITALS (Levels of parking at hospitals may be varied in accordance with the Transport Assessment and Travel Plan)	<ul style="list-style-type: none"> 1 space per 4 staff (likely to be present at any one time); PLUS 1 space per 4 daily visitors. 	
			<u>C2</u>	NURSING HOMES / RESIDENTIAL HOMES	<ul style="list-style-type: none"> 1 space per 4 staff (likely to be present at one time); PLUS 1 space per 5 bedrooms 	
			C3	DWELLING HOUSES	<p>NOTE:</p> <p>For residential uses, given the problems with footway parking and other inconsiderate parking on new developments with low levels of off-street parking, raising concerns about road safety and the free flow of traffic, these standards should be treated as minimum.</p> <p>Provision of parking for residential developments should be within curtilage except where communal parking is proposed.</p>	

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change		Reason	
			<u>C3</u>	ALL HOUSES, DWELLINGS FLATS AND APARTMENTS	<ul style="list-style-type: none"> • 1 space per dwelling PLUS • 1 space per dwelling where parking is available within the curtilage of the dwelling otherwise 1 space per 2 dwellings, (giving a total of 1.5 spaces per dwelling on developments where communal parking is provided). These numbers can further be considered as part of the transport assessment supporting the development proposals and should not be regarded as maximum allowances. • Larger dwellings, in excess of 5 bedrooms will be assessed separately. • Lower provision of residential parking will generally be acceptable in more sustainable locations such as Town Centres or in locations of high accessibility. 	
			<u>C3</u>	SHELTERED HOUSING	<ul style="list-style-type: none"> • 1 space per 2 units PLUS • 1 per 4 units for visitors 	
			<u>C4</u>	Houses in Multiple Occupation (HMOs)	<ul style="list-style-type: none"> • 1 space per 4 units 	

Annex 4 Glossary

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change		Reason
MM140	224	Annex 4 Glossary	<u>Complementary Employment Uses</u>	<u>Complementary employment uses include uses within the E, F, and sui generis use classes, eg small shops, takeaways, cafés, restaurants, day nurseries/creches, gyms and other leisure uses.</u>	Clarification

Cabinet Report Appendix 2

CALDERDALE LOCAL PLAN

**SD01.2 Main Modifications to the Publication version of the Local Plan
Appendix 1 'Sites Allocations Supporting Information' (August 2018)**

Page 61

Calderdale Metropolitan Borough Council

2022



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SD01.2: MAIN MODIFICATIONS TO PUBLICATION VERSION LOCAL PLAN APPENDIX 1 (SITE ALLOCATIONS - SUPPORTING INFORMATION)

INTRODUCTION

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM141	2	1.1	<p>This document expands on the information about the land allocations in Policies SD5 (Employment), SD6 (Mixed Use) and SD7 (Housing) of the Local Plan and is intended to assist developers in formulating detailed proposals to bring sites forward. <i>The document also includes supporting information on Minerals and Waste Allocations (Policy MS5 and WA2).</i> The sites are listed both by allocation type and the nine Local Plan Areas. Map 1.1 is a key map showing all of the Local Plan Areas with Maps 1.2 to 1.10 showing the land allocations within the individual Local Plan Areas. Detailed information about how the sites were assessed can be found in the document "Site Allocations Assessment Methodology Local Plan – Publication Draft". Each site schedule is accompanied by a site plan showing both the site boundary and the indicative developable area which is based on constraints identified in <i>from</i> the site assessment process. The lists of reports required and site-specific considerations direct those wishing to bring schemes forward to the most relevant issues to be addressed. These lists are not exclusive and other matters may arise at the detailed planning stage <i>in accordance with Local Plan policy and Local List requirements, such as an Air Quality Assessment which will be required on most Local Plan allocations.</i> Similarly, the indicative developable areas as well as the site capacities are indicative and may be subject to minor changes when based on the evidence provided <i>at the planning application stage and when an actual development schemes <u>is</u> <u>are</u> drawn up.</i></p>	Clarification

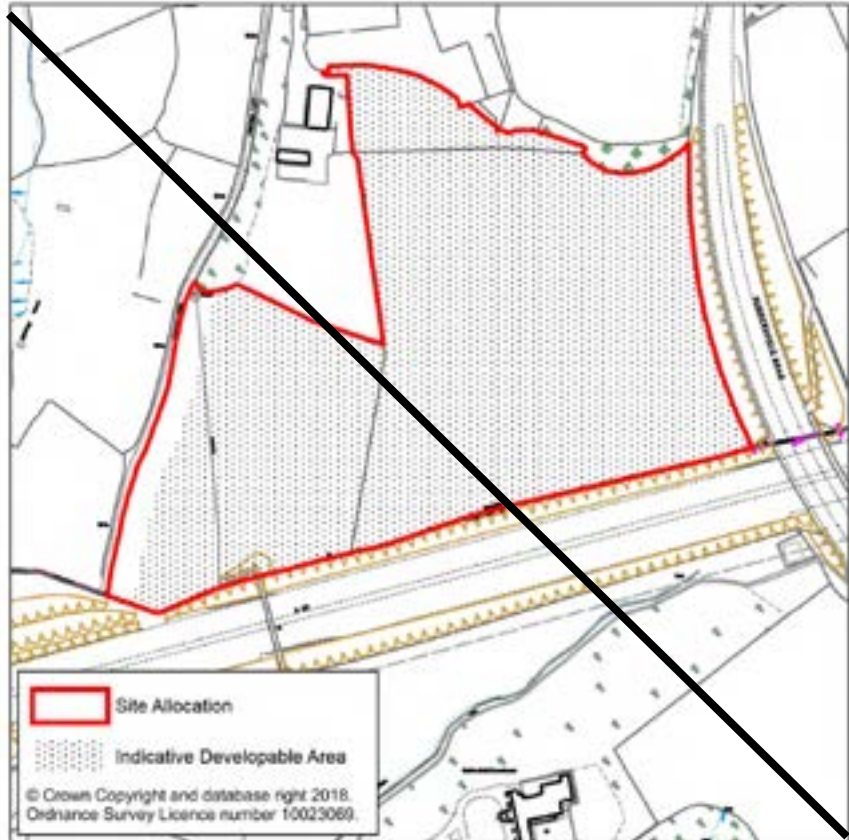
BRIGHOUSE EMPLOYMENT ALLOCATIONS

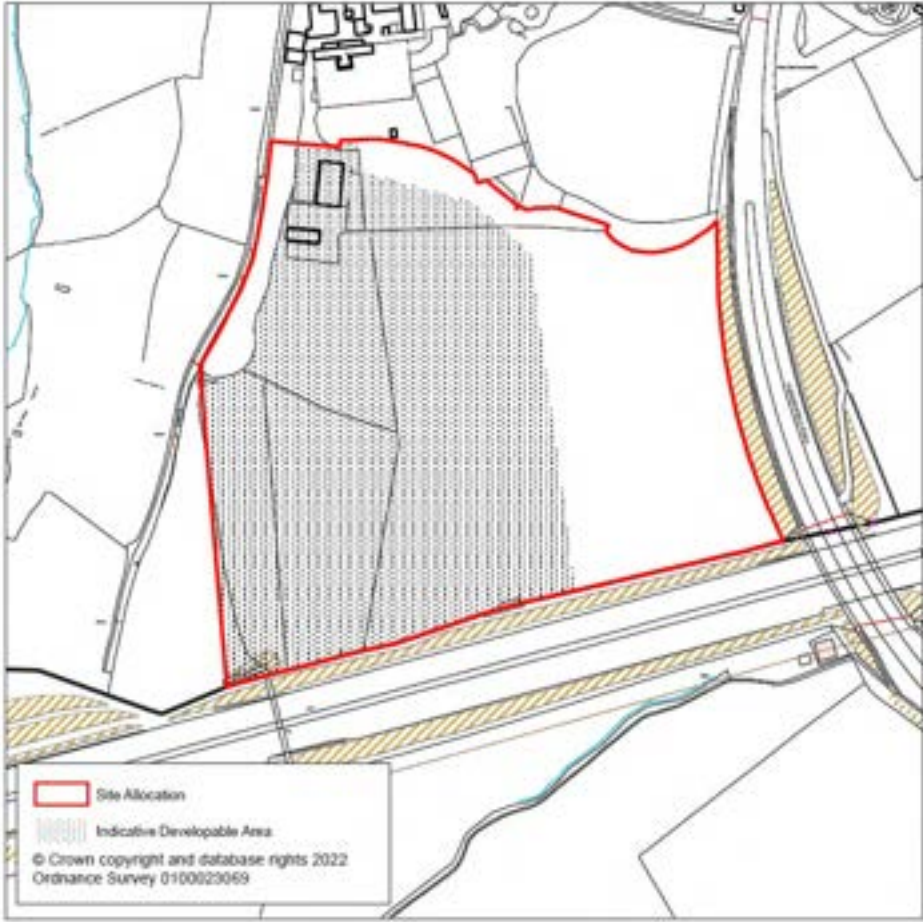
Modification Reference	Page	Para/Table / Box/Policy	Tracked change	Reason												
MM142	12	LP0032	<p>Land to the rear of Crosslee PLC, Brighouse Road, Hipperholme, Brighouse, HX3 8DE</p> <table border="1"> <tr> <td>Site area (Ha)</td> <td>1.94</td> </tr> <tr> <td>Indicative developable site area</td> <td>1.94</td> </tr> <tr> <td>Total B floorspace (sq m)</td> <td>7760</td> </tr> <tr> <td>Appropriate uses</td> <td>B1c</td> </tr> <tr> <td>Land type</td> <td>Brownfield</td> </tr> <tr> <td>Ownership</td> <td>Private</td> </tr> </table> 	Site area (Ha)	1.94	Indicative developable site area	1.94	Total B floorspace (sq m)	7760	Appropriate uses	B1c	Land type	Brownfield	Ownership	Private	Update
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MM143	13	LP0332	<p>Site Area 0.53 <u>0.52</u> Developable Area 0.53 <u>0.52</u> Appropriate Uses B1e/B2, E(qiii)</p>	Update						
MM144	14	LP0585	<p>Appropriate Uses B1e <u>E(qiii)</u></p> <p>Site Specific Considerations - Provision of SuDS.</p>	Update / Clarification						

Modification Reference	Page	Para/Table / Box/Policy	Tracked change	Reason
			<p>- Consideration of recommendations in the Heritage Impact Assessment <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u></p> <p>- Provision of 10m stand off to the river</p> <p>- Highway improvements Birds Royd Lane- extension and provision of turning head</p>	
MM145	15	LP1232	<p>Site Area (ha) 25.42 <u>25.33</u></p> <p>Indicative developable site area 21.38 <u>21.27</u></p> <p>Total B <u>Employment</u> Floorspace (sq m) 49177 <u>45789</u></p> <p>Appropriate Uses B1, B2, B8, <u>E(q)</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Topography - Potential surface water flood risk - Potential to contain archaeological remains (PRN3503) - UK BAP priority habitat – Alegar Bank Wood - Lowland Mixed deciduous woodland - Wildlife Habitat Network - disused railway corridor - Potential land contamination - Potential air quality impact - <u>Tree Preservation Orders</u> - <u>Public Right of Way (Brighouse 135)</u> - <u>History of coal mining on the site</u> - <u>Potential Protected Species (bats) on site</u> <p>Reports Required</p> <ul style="list-style-type: none"> - Surface water/drainage network assessment and historical analysis of Henshaw Drain - Flood Risk Assessment - Predetermination Archaeological Evaluation - Strategic Transport Assessment - Detailed traffic modelling at specified junctions and demonstration of accessibility by non-car modes. - Preliminary Ecological Appraisal - Ecological Impact Assessment and Ecological Management Plan. 	<p>Update / clarification</p> <p>The change to the employment floorspace figure reflects the masterplan in the approved reserved matters application (20/01354/L AA).</p>

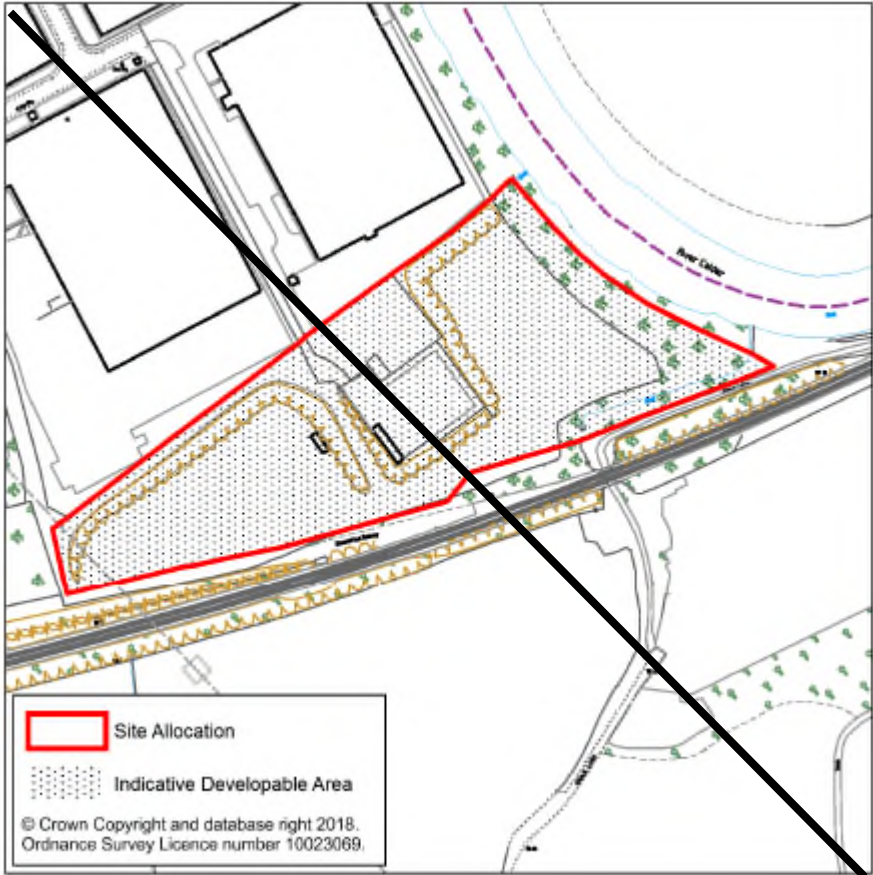
Modification Reference	Page	Para/Table / Box/Policy	Tracked change	Reason
			<ul style="list-style-type: none"> - Contaminated Land Assessment - Air Quality Assessment - <u>Protected Species Survey</u> - <u>Phase 1 Habitat Survey</u> - <u>Ecological Record Search</u> - <u>Tree Survey</u> - Masterplanning - <u>Site requires masterplanning in accordance with Policy IM7.</u> - Mitigation of impact on Strategic Road network as identified by WYCA/Calderdale (see also West Yorkshire Infrastructure Study) - Mitigation for land drainage could be secured through green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate, and provision for storage of storm water run-off. - Retain deciduous woodland (Calderdale Wildlife habitat Network), and provide for biodiversity enhancement and maintenance (Wildlife habitat network) - Consideration of guidance in West Yorkshire Low Emissions Strategy is required. - Ensure the retention of a strong and defensible boundary between the allocation for employment and the Green Belt. - <u>Plant species rich hedgerows on all site boundaries</u> - <u>Landscaping of the site to mitigate impact on neighbouring residential properties, to include retention on existing trees and additional tree and hedgerow planting, supported by a Landscape Infrastructure Strategy, a Landscape Management Plan and a Woodland Management Plan.</u> 	

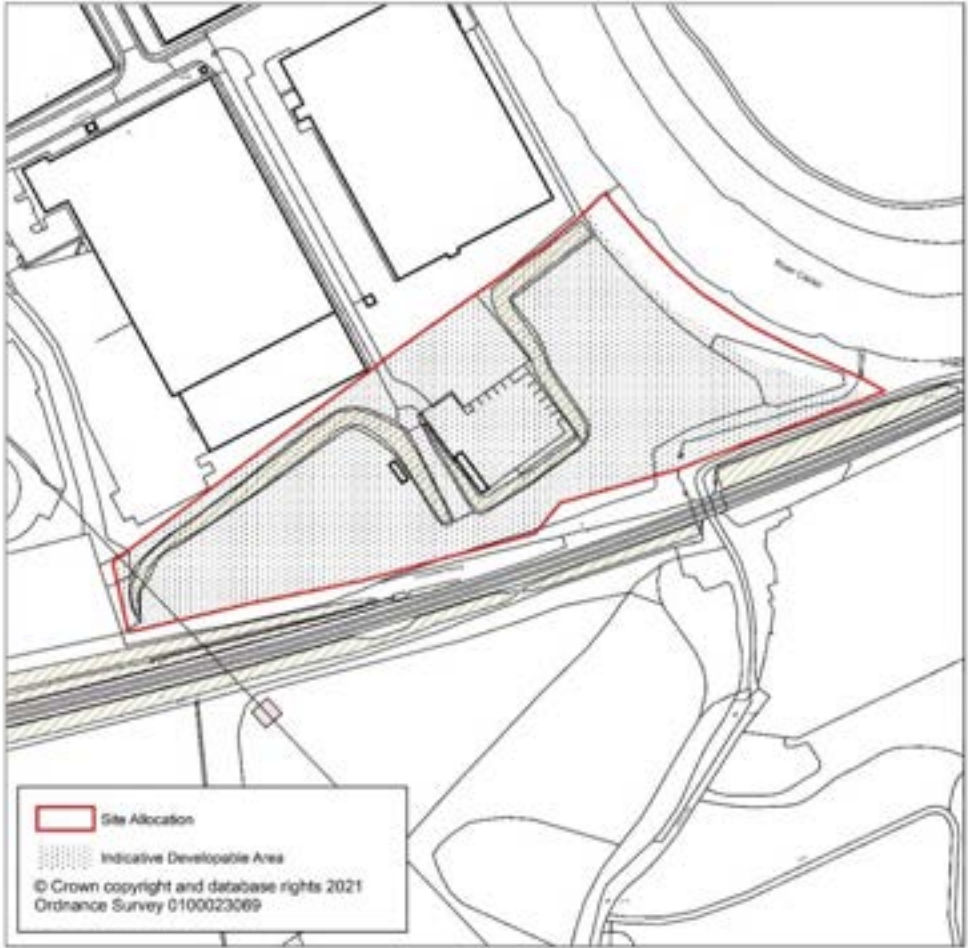
Modification Reference	Page	Para/Table / Box/Policy	Tracked change	Reason
MM146	17	LP1618		Clarification

Modification Reference	Page	Para/Table / Box/Policy	Tracked change	Reason
			 <p>Site Area: 7.00 <u>7.39</u> Indicative Developable Area: 6.69 <u>4.81</u> Total B <u>Employment</u> Floorspace: 24,430 <u>15,000</u></p>	

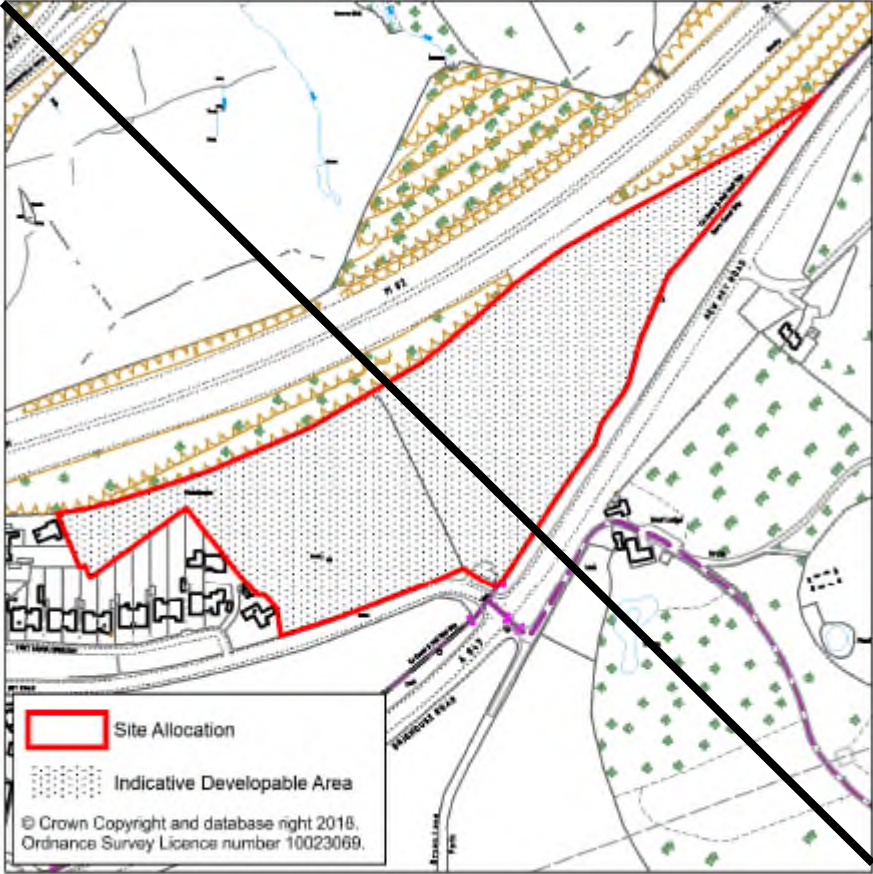
Modification Reference	Page	Para/Table / Box/Policy	Tracked change	Reason
			<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Consideration of recommendations in the Heritage Impact Assessment <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - <u>Any access across the site should ensure that major harm is not caused to the setting of the listed building. Consideration should be had to appropriate positioning, landscaping, boundary treatment and planting (including retention of trees) in this regard.</u> - <u>Proposals should demonstrate how design and layout of the development will not cause undue prominence within the landscape including use of materials and restrictions in scale and height where necessary. This should include details of retention and enhancement of the existing screening.</u> - <u>Design and layout should ensure that no buildings or structures, including the access road, are visible from the listed buildings.</u> - 20m buffer to the west boundary planted with locally native shrubs - All other boundaries to be <u>Boundaries to be</u> planted with species rich hedgerows - Strong and defensible boundary between the site and the Green Belt will be required. - High quality design and layout - Refer to West Yorkshire Low Emission Strategy to mitigate for potential impact on Air Quality - <u>Site requires masterplanning in accordance with Policy IM7.</u> - <u>Tree belt to the north western boundary to be retained</u> 	

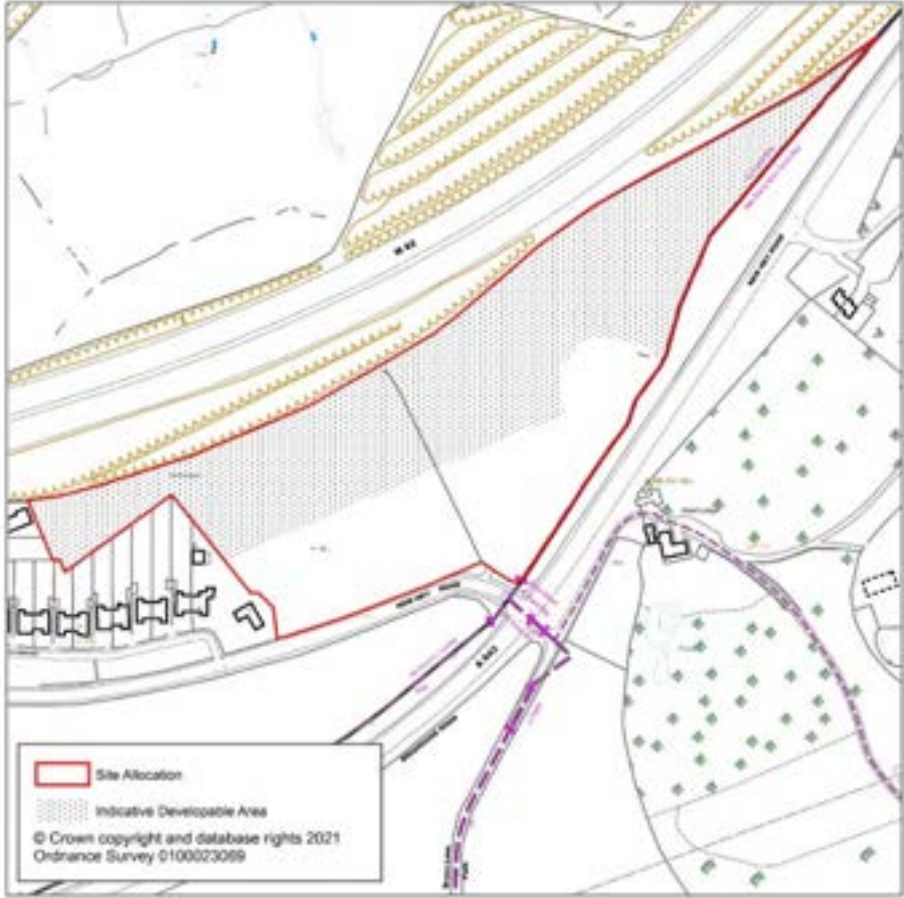
ELLAND EMPLOYMENT ALLOCATIONS

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM147	18	LP0009	 <p>The map displays a site allocation (red outline) and an indicative developable area (dotted pattern) adjacent to a river labeled 'River Calder'. A large black diagonal line is drawn across the map, indicating that the allocation has been removed or is no longer valid. A legend in the bottom-left corner identifies the symbols used.</p> <p> Site Allocation Indicative Developable Area <small>© Crown Copyright and database right 2018. Ordnance Survey Licence number 10023069.</small> </p>	Clarification


Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			 <p data-bbox="701 1289 1216 1380"> Indicative developable area – 3,082.88 Total B Employment Floorspace 16,615 <u>10,615</u> Appropriate Uses - B1e, B2 and B8, <u>E(qiii)</u> </p>	


Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p>Constraints</p> <ul style="list-style-type: none"> - Potential fluvial and surface water flooding (Shaw Drain and Lodge Drive drain, and River Calder) - Site is in three ownerships, and part of the site may not be available for development - UK BAP Priority habitat on site – Deciduous woodland - Wildlife Habitat network - Possible land contamination - <u>Proximity to railway line</u> - <u>Power line crosses the site</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS and green and blue infrastructure - Defence lines, and Flood resilience and resistance - Realignment of retaining wall of the adjacent area of the development. - Exclude development within a 20m buffer to the river, and 10m <u>buffer to the railway line</u> to reduce any impact on BAP and Wildlife Habitat Network - <u>Consult with Calder Rivers Trust on development proposals</u> - Avoid massing and height of buildings which increase the level of shade over the river. - Possible land remediation 	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM148	19	LP0021		Clarification

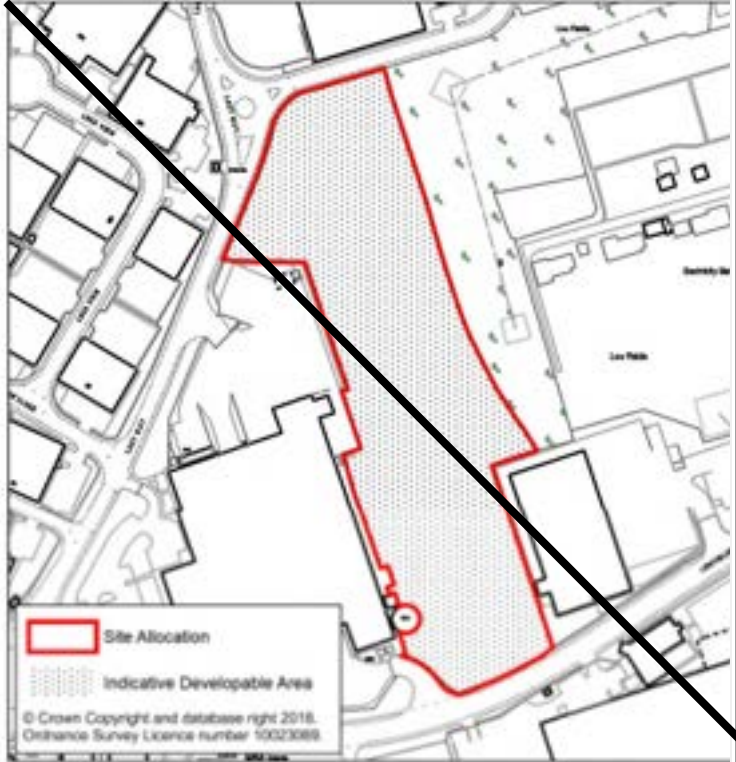
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			 <p>Site Area (ha): 4.60 <u>4.58</u> Indicative developable area 4.60 <u>3.05</u> Total B-Employment Use: 16,030 <u>12,120</u> Appropriate Uses: B1e <u>E(giii)</u> and B2</p>	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Localised widening and realignment of drainage network - Provision of SuDS - Consideration of recommendations in the Heritage Impact Assessment - Good quality design and layout - M62 J24 junction improvements to signalling and visibility splay at the New Hey Road/ Brighthouse Road junction required - Retention of woodland with 10m buffer planted with native wild flowers - Planting of species rich hedgerows on boundaries and between boundary and copse. - <u>Consideration of recommendations in the Heritage Impact Assessment-Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - <u>The southern part of the site should be kept free of built development in line with the Heritage Impact Assessment</u> - <u>An access road may be appropriate across the area of high sensitivity, subject to suitable design and layout.</u> - <u>Any subsequent Heritage Impact Assessment work should have close regard to views of the ridgeline from Castle Hill Scheduled Monument and the need for sensitive design and layout and building heights in order to satisfactorily mitigate harm to designated heritage assets.</u> - <u>Development should respect the landscape setting and historic character of the mound adjoining the indicative developable area.</u> - Predetermination Archaeological Evaluation - Mitigation for impact any significant increase in noise. - Consideration of guidance in the West Yorkshire Low Emission Strategy - Retention of a strong and defensible boundary between the development and the Green Belt. - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM149	22	LP0059		

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
				
MM150	22	LP0059	Site Area (ha) 0.30 <u>0.27</u> Appropriate Uses: B1a <u>E(qi)</u>	Correction / Update
MM151	23	LP0355	Appropriate Uses: B1a <u>B2, E(qiii)</u>	Update
MM152	24	LP0960	Appropriate Uses: B1a/B2 , B8 <u>E(qiii)</u> Constraints - Potential for surface water flooding - UK BAP Priority habitat on site - Deciduous woodland - <u>Wildlife Habitat Network</u> - Archaeology – (PRN12154) - <u>Horncliffe Quarry Landfill</u>	Update / Clarification

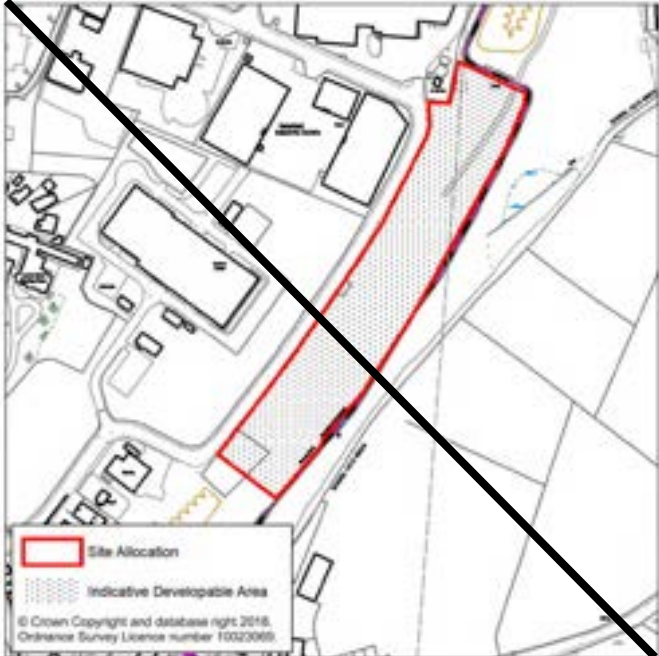
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason							
			<p>Reports Required</p> <ul style="list-style-type: none"> - Site investigation and assessment of surface water drainage network and historical data - Flood Risk Assessment - Site investigation (flooding) - Transport Assessment/Travel Plan and Junction Design and Mitigation Assessment - <u>Preliminary Ecological Appraisal</u> - <u>Protected Species Survey</u> - <u>Ecological Impact Assessment and associated Protected Species Survey</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Good quality design and layout, including junction design - Noise mitigation - <u>Mitigation measures to protect Wildlife Habitat Network</u> - <u>Site requires masterplanning in accordance with Policy IM7.</u> 								
MM153	25	LP1223	<p>LP1223 Lowfields, Lacy Way, Elland</p> <table border="1" data-bbox="707 906 1839 1297"> <tbody> <tr> <td data-bbox="707 906 943 999">Site area (Ha)</td> <td data-bbox="943 906 1070 999">2.27</td> <td data-bbox="1070 906 1839 1297" rowspan="3"></td> </tr> <tr> <td data-bbox="707 999 943 1150">Indicative developable site area</td> <td data-bbox="943 999 1070 1150">2.27</td> </tr> <tr> <td data-bbox="707 1150 943 1297">Total B floorspace (sq m)</td> <td data-bbox="943 1150 1070 1297">7911</td> </tr> </tbody> </table>	Site area (Ha)	2.27		Indicative developable site area	2.27	Total B floorspace (sq m)	7911	<p>Clarification</p> <p>This site is deleted as a New Employment Site, and allocated as a Waste Allocation (Site W2), under Policy WA2.</p>
Site area (Ha)	2.27										
Indicative developable site area	2.27										
Total B floorspace (sq m)	7911										


Modification Reference	Page	Para/Table/Box/Policy	Tracked change		Reason
			Appropriate uses	B1c, B2 and B8	
Land type	Brown field				
Ownership	Private				
Constraints	<ul style="list-style-type: none"> -Potential land contamination -Multiple ownership -Overhead powerlines 				
Reports required	<ul style="list-style-type: none"> -Flood Risk Assessment -Site investigation (drainage) 				

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason				
			<table border="1"> <tr> <td></td> <td> <ul style="list-style-type: none"> -Assessment of surface water drainage network -Transport Assessment must include a capacity assessment of A629 / Elland Riorges Link -Land Contamination Report </td> </tr> <tr> <td>Site Specific Considerations</td> <td> <ul style="list-style-type: none"> -Possible provision of SuDS -Junction improvements -Possible land remediation </td> </tr> </table>		<ul style="list-style-type: none"> -Assessment of surface water drainage network -Transport Assessment must include a capacity assessment of A629 / Elland Riorges Link -Land Contamination Report 	Site Specific Considerations	<ul style="list-style-type: none"> -Possible provision of SuDS -Junction improvements -Possible land remediation 	
	<ul style="list-style-type: none"> -Assessment of surface water drainage network -Transport Assessment must include a capacity assessment of A629 / Elland Riorges Link -Land Contamination Report 							
Site Specific Considerations	<ul style="list-style-type: none"> -Possible provision of SuDS -Junction improvements -Possible land remediation 							
MM154	26	LP1443	Appropriate Uses B1 <u>E(qiii)</u>	Update				

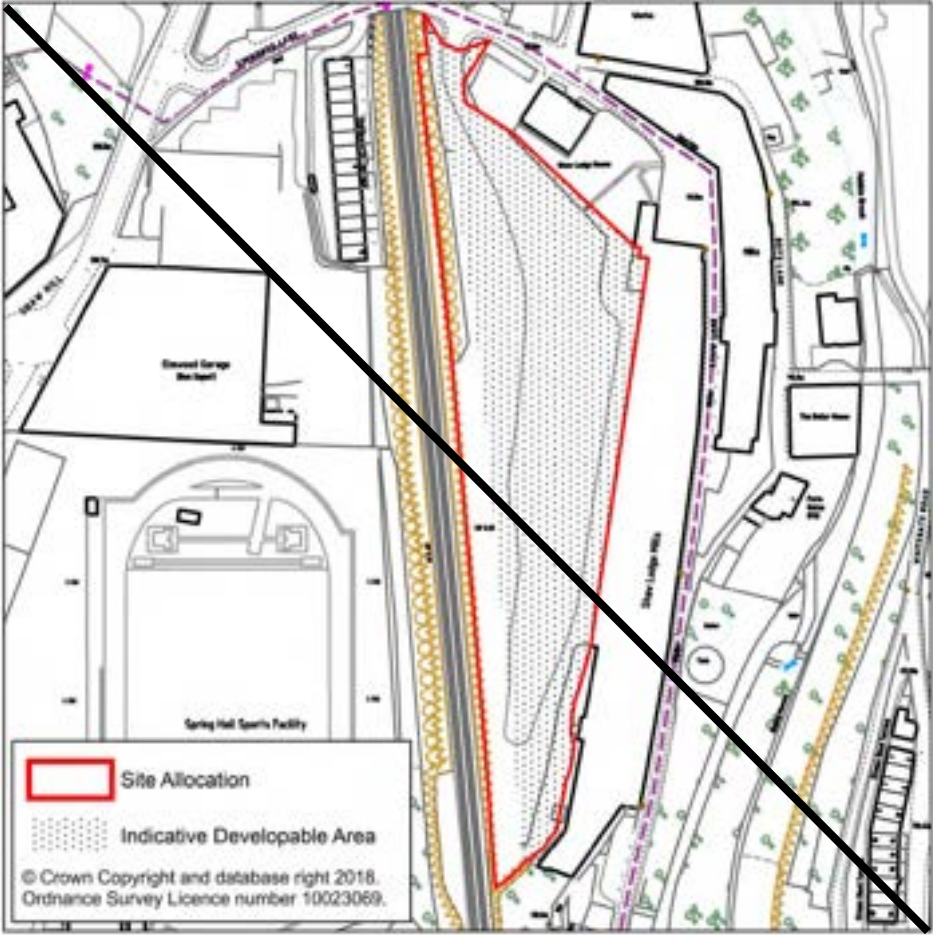
HALIFAX EMPLOYMENT ALLOCATIONS


Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM155	27	LP0105	<p>Site Area (ha) 0.30 <u>0.29</u> Indicative developable site area 0.30 <u>0.29</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - <i>Site is located in close proximity to Regionally Important Geological or Geomorphological Site Beacon Hill and Godley Lane.</i> -Proximity to cutting. <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Possible inclusion of buffer to northern boundary to cutting - Good quality design and layout - <i>Consultation with West Yorkshire Geology Trust</i> - <i>Provide suitable access to view geological feature.</i> 	Update / Clarification
MM156	28	LP0409	Appropriate Uses B1 <u>E(qiii)</u>	Update

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM157	29	LP0472	<p>Indicative developable site area 0.61 <u>0.62</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Defence line of the water courses and flood resilience & resistance - Bridge over Waterside (Hebble Brook) would need widening to accommodate development traffic and provide access - Retain 10m buffer to Hebble Brook - Design of layout should minimise light and other disturbance to the Brook - <u>Consideration of recommendations in the Heritage Impact Assessment-Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - Regeneration objectives 	Update / Clarification
MM158	30	LP0805		Update

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			 <p>Site area (ha) 1.37 <u>1.40</u> Indicative developable site area 1.37 <u>1.40</u> Total B Employment Floorspace 4,762 <u>4760</u></p>	
MM159	31	LP0976	Appropriate Uses B1c/B2, E(qiii)	Update
MM160	32	LP1018	<p>Site area (ha) 6.10 <u>6.08</u> Indicative developable site area 4.32 <u>4.30</u> Appropriate Uses B1c/B2, B8, E(qiii)</p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Access design - Provision of SuDS - Exclude woodland from development area 	Update / Clarification


Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<ul style="list-style-type: none"> - Consideration of recommendations in the Heritage Impact Assessment, including the setting of Holdsworth House <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - <u>The southern part of the site should be kept free of built development in line with the Heritage Impact Assessment.</u> - Comprehensive and good quality design and layout - Refer to guidance in West Yorkshire Low Emission Strategy for air quality mitigation - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	
MM161	33	LP1133	<p>Site area (ha) 4.37 <u>4.35</u> Indicative developable site area 2.87 <u>2.86</u> Appropriate uses B1c/B2, E(giii)</p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Green and blue infrastructure, eg SuDS - Defence line of the water courses and flood resilience & resistance - Survey of culvert and mitigation - Restoration of Hebble Brook if practical, and provide 10m buffer - Retain woodland - Consideration of recommendations in the Heritage Impact Assessment <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - <u>Retention and reuse of the non-listed buildings identified in the Heritage Impact Assessment where possible.</u> - <u>Retention of the stone boundary walls and the former warehouse wall along Shaw Hill Lane where possible.</u> - Noise mitigation - Land Remediation - Particular consideration of quality and sensitivity of design, layout and materials. - Junction improvements - Hunger Hill/ Oxford Road - Regeneration objectives - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	Update / Clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM162	35	LP1134		Update / Clarification

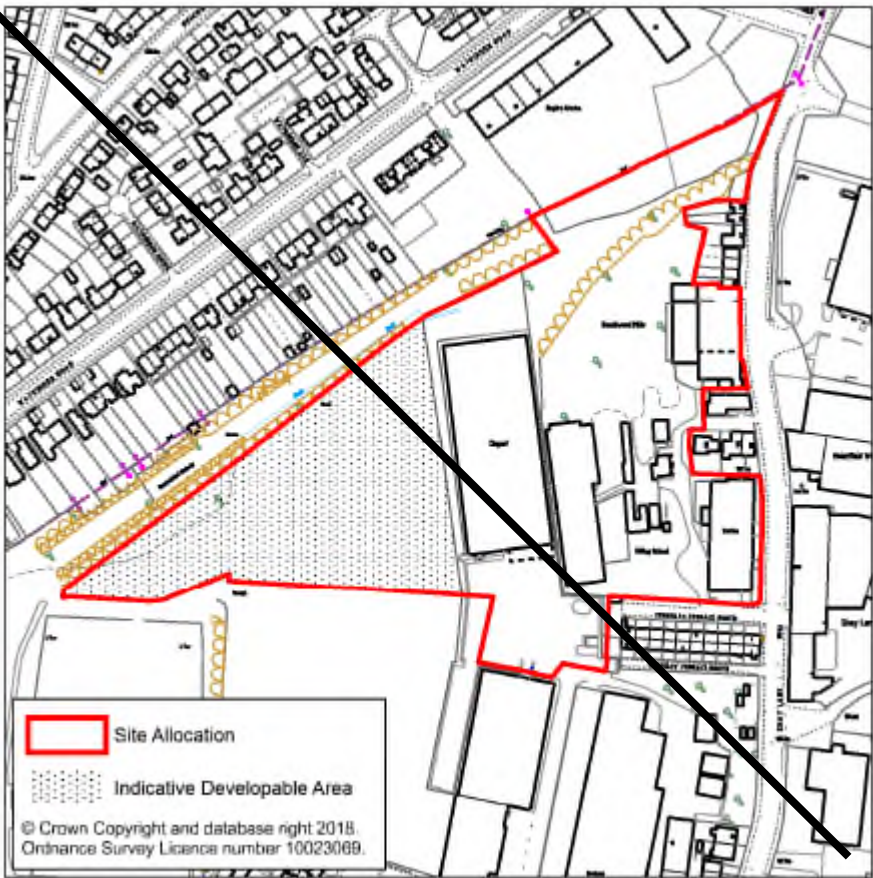
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			 <p data-bbox="707 1294 1021 1358">Site Area (ha) 1.32 1.16 Appropriate uses B1a/c, E(g)</p>	

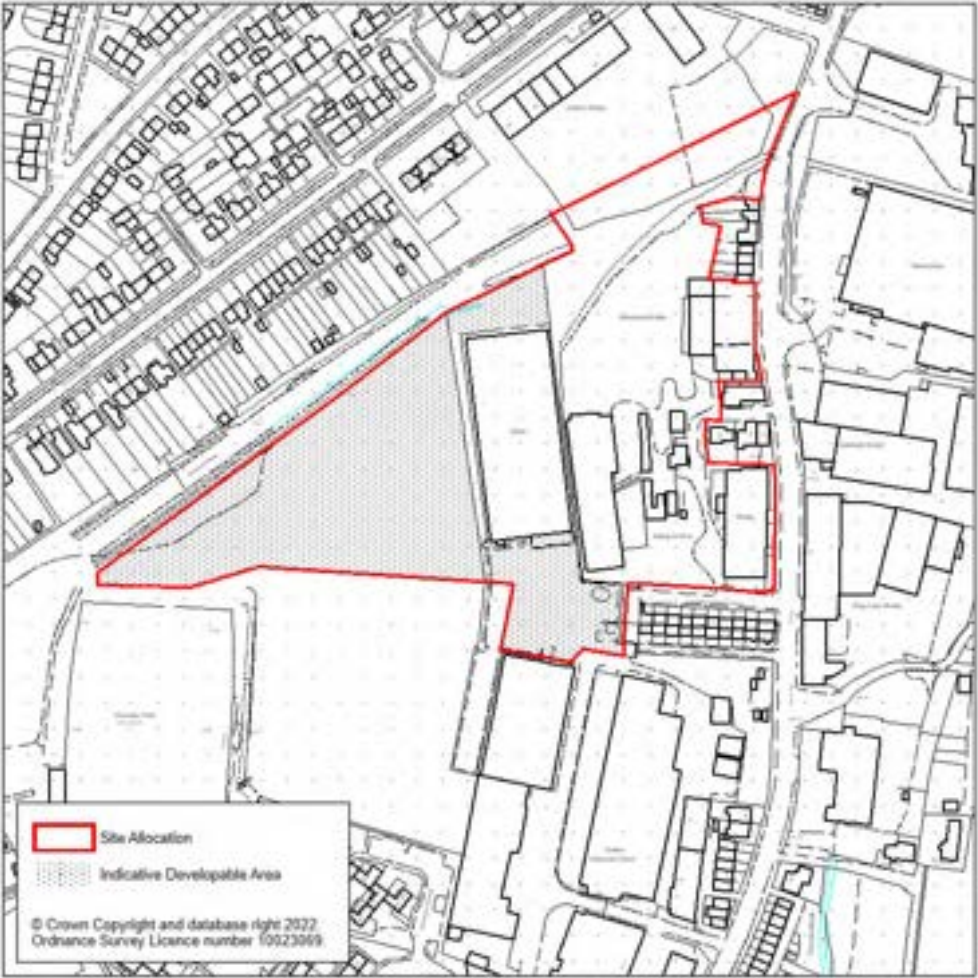
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Junction improvements access to A629 Shaw Lane - Provision of buffer with railway planted with locally native scrub and woodland species - Consideration of recommendations in the Heritage Impact Assessment <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - <u>Retention and repair of the stone setts and the stone boundary walls.</u> - <u>The northern part of the site should be kept free of built development in line with the Heritage Impact Assessment</u> - Good design and layout - Land remediation - Regeneration objectives - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	
MM163	36	LP1203	Appropriate uses B1c/B2, B8, E(qiii)	Update
MM164	37	LP1217	<p>Site area (ha) 1.31 <u>1.30</u></p> <p>Indicative developable site area 1.31 <u>1.30</u></p> <p>Total B Employment Floorspace (sq m) 4900 <u>4585</u></p> <p>Appropriate uses B1c/B2/B8, E(qiii)</p> <p>Site specific considerations</p> <ul style="list-style-type: none"> - <u>Provision of green and blue infrastructure on site, eg such as</u>-SuDS and green roofs - Defence line of the water courses and flood resilience & resistance - Potential junction improvement if required - Whitehill Road / Keighley Road (A629) - Retention of access to premises on adjacent land. - Good quality design, materials and layout, and careful consideration of boundary treatment. 	Update / Correction

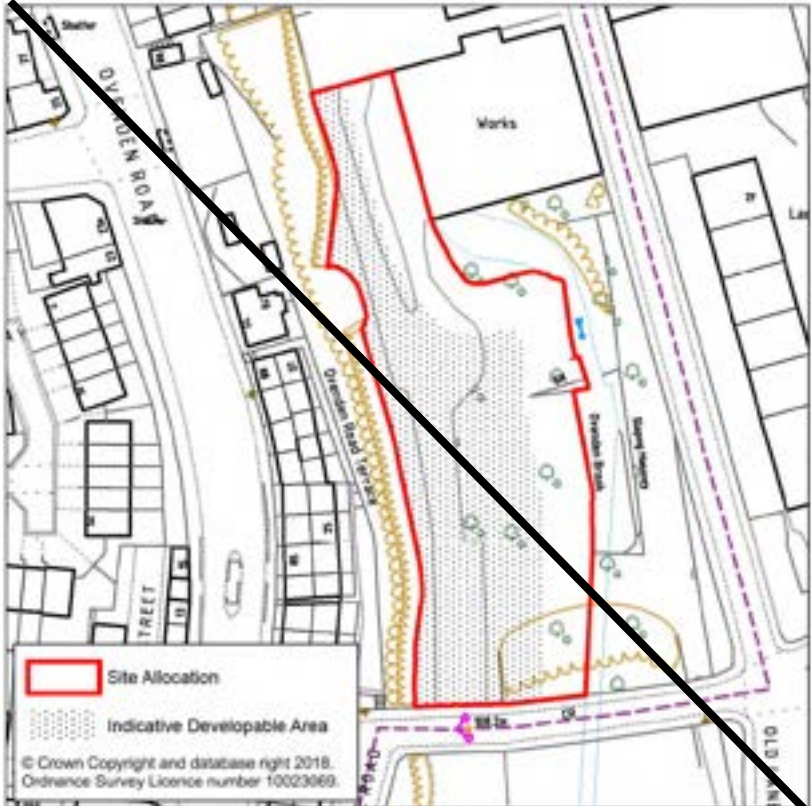
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM165	38	LP1218		Clarification / Update


Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			 <p>Site area (ha) 0.48 <u>0.51</u> Indicative developable site area: 0.48 <u>0.41</u> Total B <u>Employment</u> Floorspace (sq m) 1,680 <u>1560</u> Appropriate uses B1c/B2/B8, <u>E(qiii)</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Green and blue Infrastructure on site such as SuDS and green roofs - Defence line of the water courses and flood resilience and resistance. <u>The watercourse and buffer must remain free from development.</u> 	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<ul style="list-style-type: none"> - Land contamination remediation. - Implementation of Habitat and Landscape Management Plan, to include measures to deculvert Strines Beck and provide a planted 5m buffer. Details to be agreed at planning application stage, as likely to include land outside Calderdale boundary. - Tree planting on SE boundary of site. 	
MM166	39	LP1219	<p><u>Part of the Site is also proposed to accommodate a new waste facility as per policy WA5 (waste allocation W4)</u></p> <p>Site area (ha) 6.85 <u>6.82</u></p> <p>Indicative developable site area 6.28 <u>6.25</u></p> <p>Appropriate uses B1c/B2/B8, <u>E(qiii)</u></p> <p>Site Specific Considerations</p> <p>Access design <u>Comprehensive planning of access, design and layout required with other development sites</u></p> <ul style="list-style-type: none"> - Possible provision of SuDS - Defence line of the water courses and flood resilience & resistance - Provide a minimum stand off from the Strines beck of 10m. Augment the habitat corridor by including flood water attenuation wetlands linked to the beck corridor with invert levels set to retain at least 100mm of water. Plant with rich fen habitat. - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	Update / Clarification

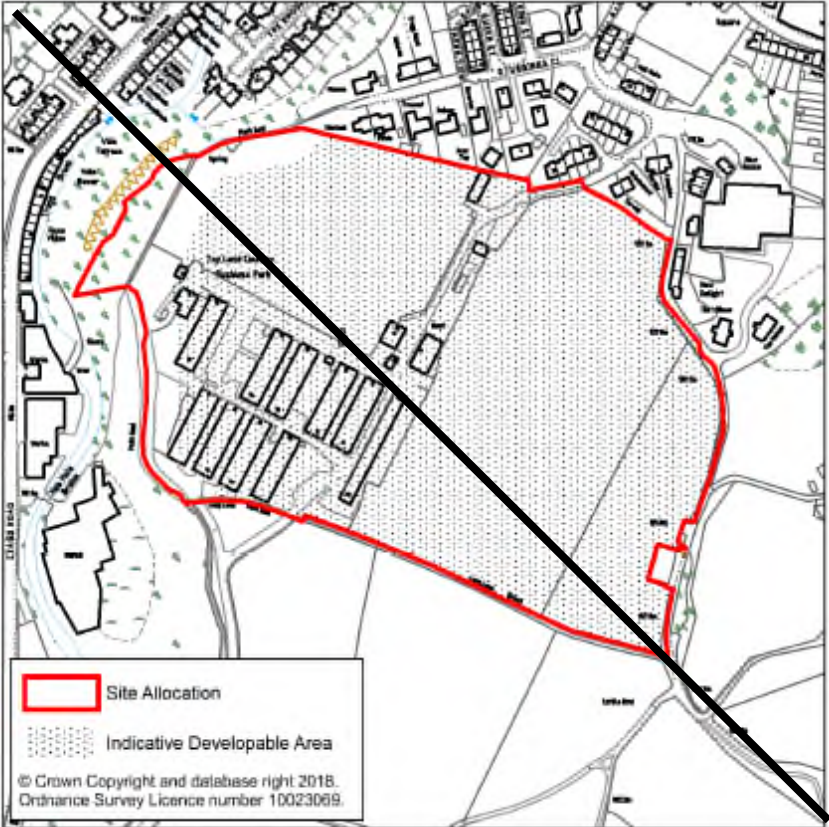
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM167	40	LP1231		Update

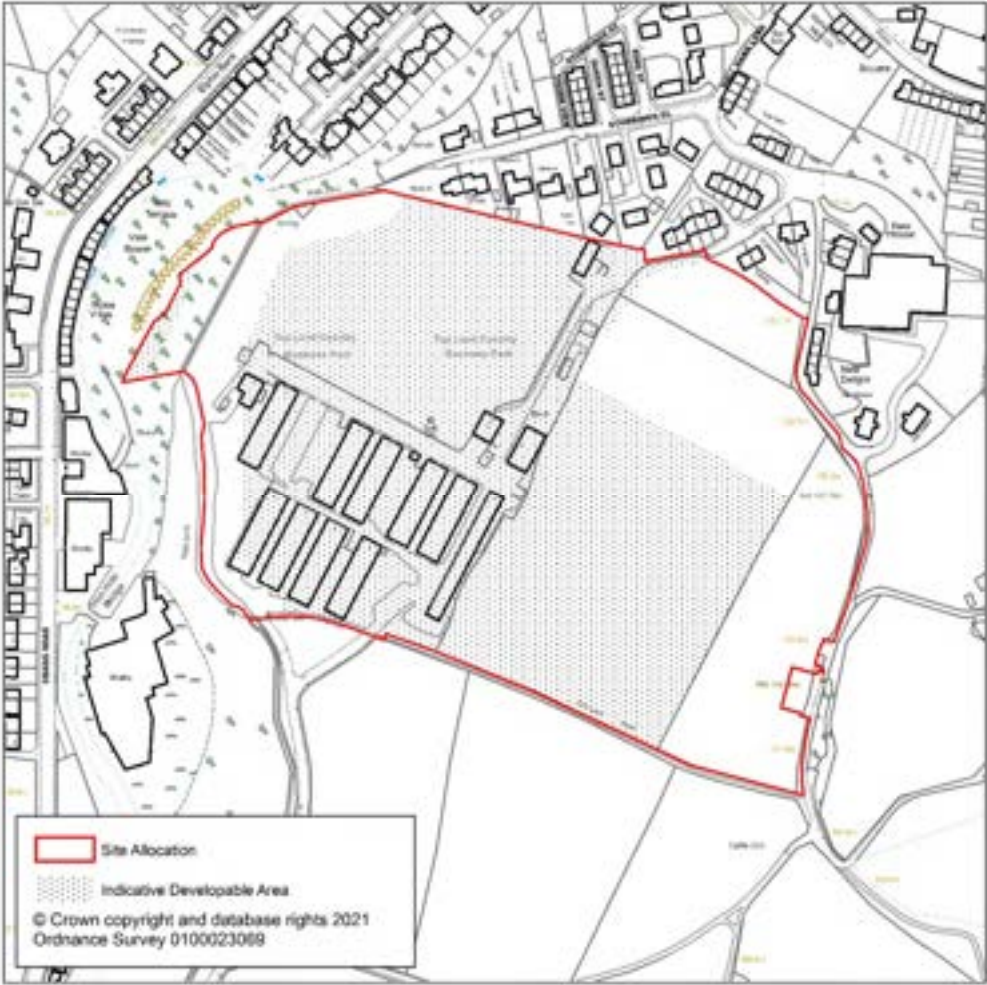
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			 <p data-bbox="703 1310 958 1342">Site area (ha) 3.94 <u>3.93</u></p>	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			Indicative developable site area 1.19 <u>1.61</u> Total B <i>Employment</i> Floorspace (sq m) 4,166 <u>5,565</u>	
MM168	41	LP1433	 <p> Site Allocation Indicative Developable Area <small>© Crown Copyright and database right 2018. Ordnance Survey Licence number 10023069.</small> </p>	Update

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			 <p data-bbox="701 1102 1003 1163">Site area (ha) 0.38 <u>0.39</u> Appropriate uses B1c-E(qiii)</p>	

MYTHOLMROYD EMPLOYMENT ALLOCATIONS

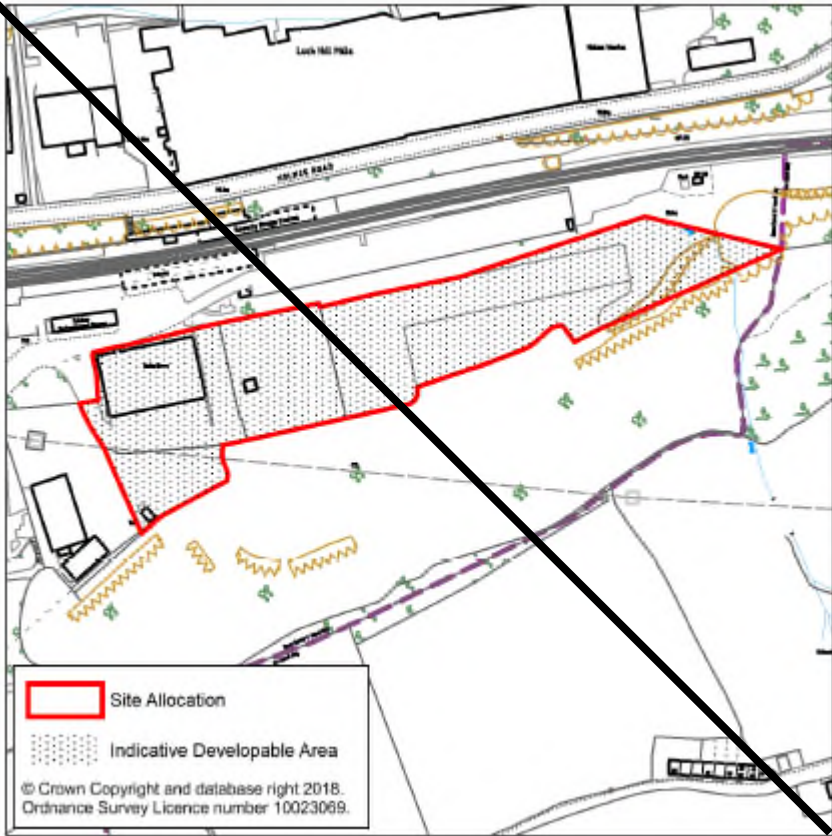
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change
MM169	42	LP1622	 <p data-bbox="750 1054 1093 1225"> Site Allocation Indicative Developable Area <small>© Crown Copyright and database right 2018. Ordnance Survey Licence number 10023069.</small> </p>	<p data-bbox="1899 360 2038 416">Clarification / Update</p> <p data-bbox="1899 456 2038 775">The employment floorspace figure has been updated to include existing floorspace on the site.</p>

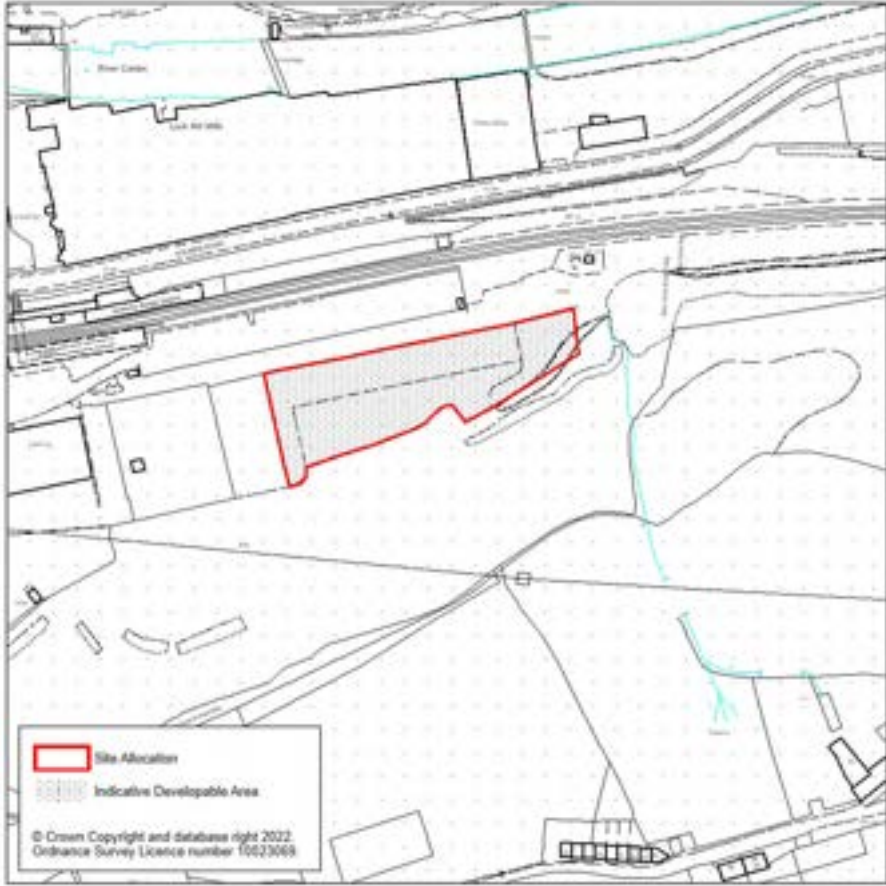
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change
			 <p data-bbox="703 1353 1120 1382">Indicative Developable Area 7.63 <u>5.65</u></p>	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change
			<p>Total B Employment Floorspace: 29,330 <u>13,944</u> Appropriate Uses: B1, B2, B8, E(giii)</p> <p>Constraints:</p> <ul style="list-style-type: none"> - Special Landscape Area - Proximity to Grade II Listed Building (Bank House & New Delight Nos.3-7 Hall Bank Lane) - Broadhead Clough SSSI - Wildlife Habitat Network - Public rights of Way (Hebden Royd 062) - Land contamination - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports Required</p> <ul style="list-style-type: none"> - Flood Risk Assessment - Transport Assessment with capacity assessments <p>Reports Required:</p> <ul style="list-style-type: none"> - <u>Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - Habitat Regulations Assessment (<u>HRA</u>) - Noise Impact Assessment - Land Contamination Report - <u>Landscape Impact Assessment</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Blue and green infrastructure - Storage for storm water run off - Realignment of retaining wall of the adjacent area. - <u>Consideration of recommendations in the Heritage Impact Assessment-Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> 	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change
			<p>- <u>Developable area to be determined through landscape work undertaken at planning application stage. This should be informed by the Landscape Impact Assessment.</u></p> <p>- <u>Retention and repair of the stone boundary walls.</u></p> <p>- Retention of a strong and defensible boundary between the allocation for employment and the Green Belt</p> <p>- Improvements at existing vehicle access onto Cragg Road</p> <p>- Improved pedestrian connectivity with rail station and bus stops.</p> <p>- Speed restriction and /or traffic calming measures may be required on the B6138.</p> <p>- Retain woodland and provide 20m buffer to WHN, and plant along boundaries of site.</p> <p>- Provide stand off between residential and new development to mitigate effects of any noise impact.</p> <p>- <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u></p> <p>- <u>Where likely significant effects have not been ruled out:</u></p> <p> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u></p> <p> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u></p> <p> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u></p> <p> <u>Monitoring of impacts to assess bird use over time</u></p> <p>- <u>Site requires masterplanning in accordance with Policy IM7.</u></p>	

RIPPONDEN EMPLOYMENT ALLOCATIONS

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM170	44	LP1640		Update / clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			 <p data-bbox="698 1182 1169 1316"> Site Area (ha) 1.33 <u>0.46</u> Indicative developable site area 1.33 <u>0.46</u> Total B <u>Employment</u> Floorspace 5280 <u>1812</u> Appropriate uses B1, B2, E(g) </p> <p data-bbox="698 1348 900 1375">Reports Required</p>	

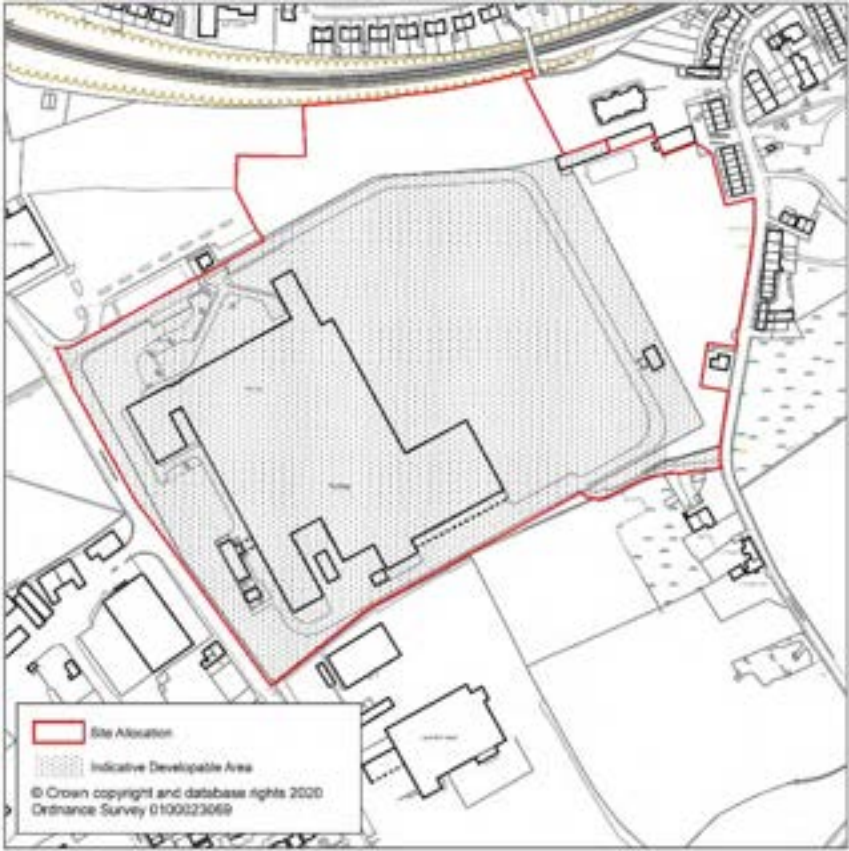
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<ul style="list-style-type: none"> - Flood Risk Assessment - Site investigation (flooding) - Assessment of the existing surface water drainage network - Defence line assessment (flooding mitigation) - Transport Assessment (including West Street/Station Road junction) and Travel Plan - Contaminated Land Report - <u>Landscape Impact Assessment</u> 	

SOWERBY BRIDGE EMPLOYMENT ALLOCATIONS

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM171	45	LP1220	<p>Appropriate Uses B1a/B1b/B8, <u>E(g)</u></p> <p>Constraints</p> <ul style="list-style-type: none"> Local wildlife corridor - <u>Site adjacent to the Wildlife Habitat Network</u> - Unstable land - Potential for fluvial and surface water flooding - Sowerby Bridge Air Quality Management Area - Listed Buildings (Old Hall, Washer Lane – Grade II) <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Highway improvements - widening of Washer Lane a junction improvements - Provision of SuDS - Manage land for amphibian habitat along the north and west of the site. - Plant species rich native hedgerows on boundaries. - Defence lines along the right bank of Warley Clough and Flood resilience & resistance - Good layout design to protect setting of listed buildings. - Noise and air quality mitigation , including good quality design and layout - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	Update / clarification

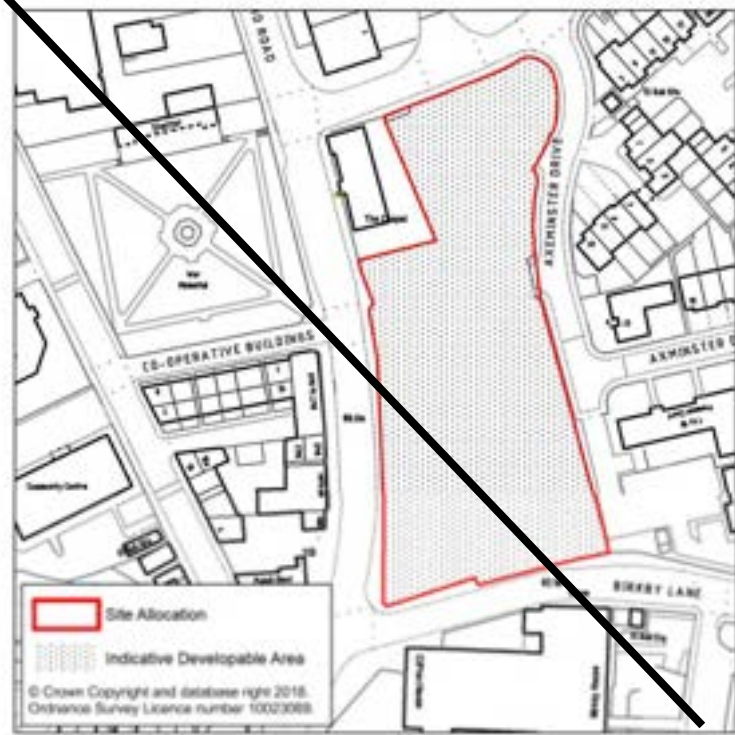
MIXED USE ALLOCATIONS

BRIGHOUSE MIXED USE ALLOCATIONS

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM172		LP0032*	<p><u>Land to the rear of Crosslee PLC, Brighouse Road, Hipperholme, Brighouse, HX3 8DE</u></p>  <p><i>Site Area: 10.89</i> <i>Indicative Developable Area: 8.56</i></p>	<p>Update</p> <p>* This site was proposed as a New Employment Site in the Publication Draft. Consultation on proposed Mixed Use site in CC109</p>

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p><u>Total Non-Residential floorspace (sq.m): 7,620</u> <u>B2, B8, C2, C3, E(a), E(qiii), F1</u> <u>Total No. of Dwellings: 188</u> <u>Land type: Mixed</u> <u>Ownership: Private</u></p> <p><u>Constraints</u> - <u>Potential for surface water flooding</u> - <u>Impact on A58 / A644 junction</u> - <u>Proximity to Grade II Listed Building (1 and 2 Yew Trees)</u> - <u>Archaeology (PRN 2599)</u> - <u>AQMA (No 7 Hipperholme)</u> - <u>Contaminated land</u> - <u>Lowland mixed deciduous woodland UK BAP Priority habitat</u> - <u>Wildlife Habitat Network including Grassland of wildlife value</u></p> <p><u>Reports required</u> - <u>Policy RT3 Sequential Test and Retail Impact Assessment</u> - <u>Flood Risk Assessment supported by pre and post development hydraulic modelling</u> - <u>Site investigation (drainage)</u> - <u>Transport Assessment (including assessment of Hipperholme crossroads) & Travel Plan</u> - <u>Access proposals and mitigation proposals and design.</u> - <u>Noise Impact Assessment</u> - <u>Air Quality Assessment</u> - <u>Heritage Impact Assessment</u> - <u>Predetermination Archaeological Evaluation</u> - <u>Contaminated Land Assessment</u> - <u>Ecological Impact Assessment including Net Gain assessment using the Defra biodiversity metric and informed by the most recent species surveys</u></p> <p><u>Site Specific Considerations</u> - <u>Redevelopment of the site should make provision for 2 ha of employment development (Use Classes B2, B8, E(q))</u></p>	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason			
			<ul style="list-style-type: none"> - <u>Detail of sufficient mitigation measures for any flood risk identified, including provision of SuDS, ensuring access and egress in a flood event and proposals for emergency evacuation where applicable</u> - <u>Good quality design and layout</u> - <u>Highway improvements to access</u> - <u>Consideration to be given to multi-modal transport corridor improvements</u> - <u>Transport statement to demonstrate that development will not result in an unacceptable impact on highway safety, or result in a severe residual cumulative impact on the road network</u> - <u>Consideration of guidance in the West Yorkshire Low Emission Strategy</u> - <u>Mitigation for any noise impact</u> - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting</u> - <u>Wildlife Habitat Network should be excluded from the developable area and Grassland enhanced if possible. These considerations will be based on the outcome of future Ecological Impact Assessment</u> - <u>On-site open space should meet the quantitative and qualitative needs of future residents and other users of the site</u> - <u>Site requires masterplanning in accordance with Policy IM7.</u> - <u>The precise extent and mix of uses is dependent on further Transport Assessment and Air Quality Assessment work. Necessary mitigation measures are to be explored and secured through the planning application process</u> 				
MM173	46	LP0579	<p>Appropriate Uses B1a, C3, D, E</p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Defence lines and flood resilience and resistance - Good quality design and layout - Noise mitigation measures - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	Update / clarification			
MM174	47	LP0771	<p>Firth's Carpets, 432 Bradford Road, Bailiff Bridge, Brighouse</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Site area (Ha)</td> <td style="width: 15%;">0.61</td> <td style="width: 55%;"></td> </tr> </table>	Site area (Ha)	0.61		Update
Site area (Ha)	0.61						

Modification Reference	Page	Para/Table/Box/Policy	Tracked change		Reason
			Indicative developable site area	0.61	
Total B floorspace (sq.m)					
Appropriate uses	A1, C3				
Total No. of dwellings	30				
Land type	Brownfield				
Ownership	Private				
Constraints	<ul style="list-style-type: none"> - Potential of surface water flooding from Clifton Beck and Boundary Beck - Contaminated land 				
Reports required	<ul style="list-style-type: none"> - Evaluation of surface drainage network - Contaminated Land Assessment 				

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason		
			<table border="1"> <tr> <td>Site Specific Considerations</td> <td>Provision of SuDS</td> </tr> </table>	Site Specific Considerations	Provision of SuDS	
Site Specific Considerations	Provision of SuDS					

ELLAND MIXED USE ALLOCATIONS

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM175	48	LP0509	<p>Total B <i>Employment</i> Floorspace (sq m): 4908 <u>5000</u> Appropriate Uses: A1, B1a, B1c, D uses <u>E(giii)/B2, C3</u> Total No. of dwellings: 0 <u>90</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Potential to increase surface water run off - Third party land may <u>be</u> required for access. - Potential land contamination - <u>Proximity to Elland Conservation Area</u> - <u>Listed Building (Former Town Hall - Grade II)</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of green and blue infrastructure including SuDS - Good quality design and layout - Very small area of woodland to be retained - Consideration of recommendations in the Heritage Impact Assessment <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting</u> - Air quality mitigation following guidance in West Yorkshire Low Emission Strategy - Noise mitigation - <u>Site requires masterplanning in accordance with Policy IM7</u> 	Update / correction / clarification

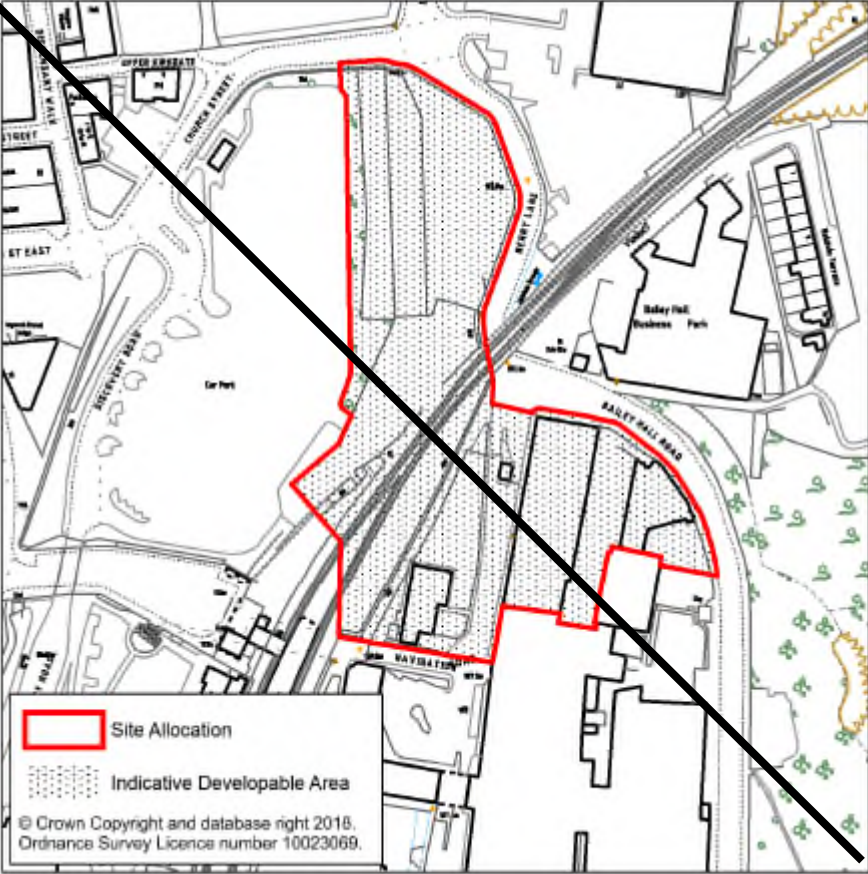
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM176	49	LP1088	<p>Indicative Developable Area 0.61 <u>0.47</u> Total B <u>Employment</u> Floorspace 3660 <u>1680</u> Appropriate Uses B1a, C3, <u>E(q)</u> Total No. of dwellings: 14 <u>8</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Possible land contamination - UK BAP priority area (Black Brook) - Listed Building in close proximity - Historic Environment Record PRN3675 - <u>Risk of reservoir flooding</u> - <u>Potential fluvial flood risk</u> - <u>Non main watercourse (Black Brook)</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Realignment of retaining wall of the adjacent area. - Buffer of 10m to Black Brook - Minimise light pollution and other disturbance in area of Black Brook - Noise mitigation - Good quality design layout and materials. - <u>Consideration of recommendations in the Heritage Impact Assessment-Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	Correction / update / clarification
MM177	50	LP1123	<p>Total B <u>Employment</u> Floorspace 6920 <u>4300</u> Appropriate uses B1, C3, <u>E(q)</u> Total No. dwellings: 38 <u>68</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Potential to increase surface water run off - Possible contaminated land - Road noise 	Update / clarification

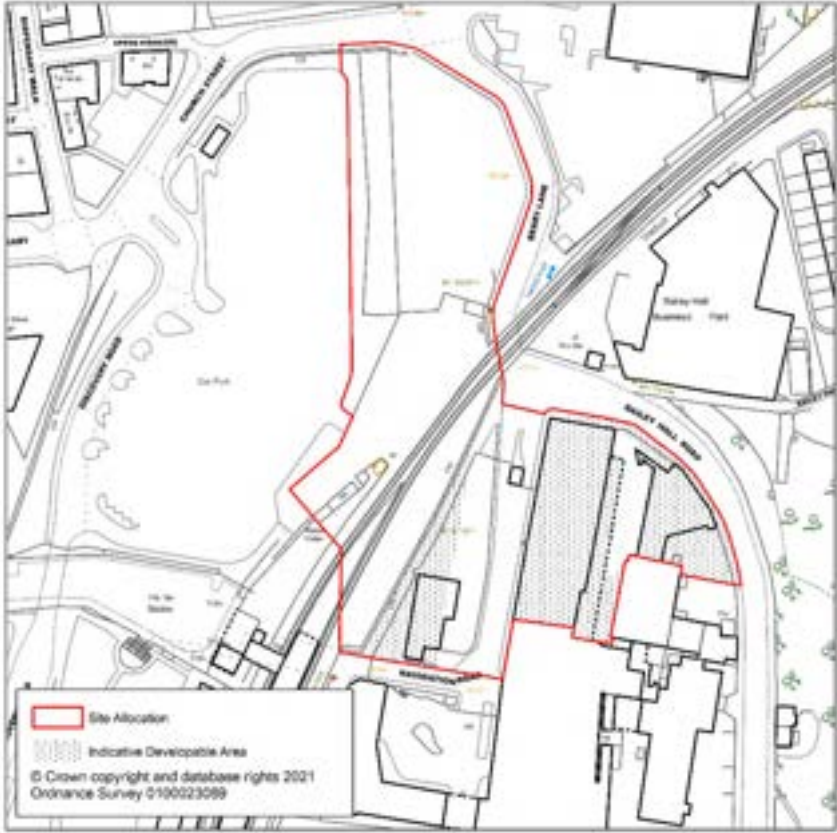
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<ul style="list-style-type: none"> - Air quality - <u>Risk of reservoir flooding</u> - <u>Potential fluvial flood risk</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Consideration of the recommendations in the West Yorkshire Low Emission Strategy. - Mix of uses should be appropriate to a residential location - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	

HALIFAX MIXED USE ALLOCATIONS

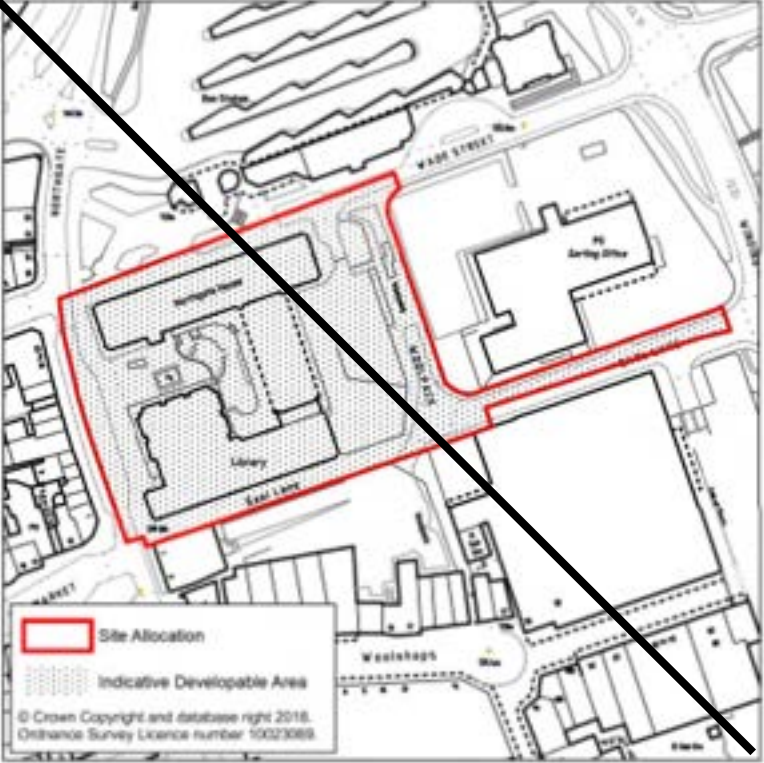
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM178	51	LP0264	<p>Total B floorspace (sqm): 3600 <u>1417</u> Appropriate Uses: B1a, C3, E(gi) Total No. of dwellings: 10 <u>40</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Possible mitigation required on A58 and A629 junctions. - Consideration of recommendations in the Heritage Impact Assessment <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - Consideration of proximity to commercial uses in layout and design - Possible land remediation - Regeneration objectives - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	Update / clarification
MM179	52	LP0289	<p>Site area (ha) 0.42 <u>0.41</u> Indicative developable site area 0.42 <u>0.41</u> Total B <u>Employment</u> Floorspace 3600 <u>684</u></p>	Update / clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p>Appropriate Uses C3, B1a, A1, D, <u>E(a), E(qi)</u></p> <p>Total No of dwellings: 10 <u>26</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Good quality design and layout - Consideration of recommendations in the Heritage Impact Assessment <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - Possible highway improvements - Regeneration objectives - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	
MM180	53	LP0370	<p>Appropriate uses A1, B1a, D <u>E(a), E(qi)</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Consider guidance in the West Yorkshire Low Emissions Strategy - Noise mitigation - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	Update / clarification
MM181	54	LP0749		Update / clarification

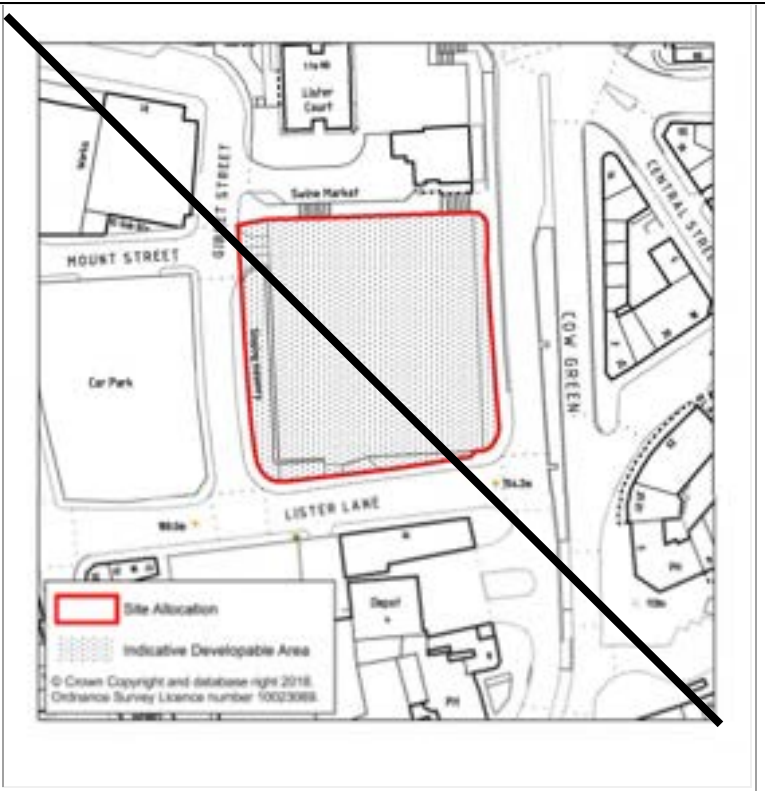
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
				

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			 <p>Site area (ha) 1.52 <u>1.51</u> Indicative developable site area 1.52 <u>0.39</u> Total B Employment Floorspace (sq m) <u>1699</u> Appropriate uses C3, other, <u>E(qi)</u> Total No. of dwellings: 79 <u>56</u> Site Specific Considerations</p>	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<ul style="list-style-type: none"> - Mitigation to address noise impacts identified in Noise Impact Assessment - Consideration to recommendations provided within the HIA including a masterplan to ensure all measures identified in the HIA are implemented. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - <u>Retention and restoration of the Listed Coal Drops and adjacent open space.</u> - <u>Retention and reuse of the other Listed Buildings on the site.</u> - Layout and design to consider flooding issues in FRA and opening of culvert housing Hebble Brook - <u>The watercourse and buffer must remain free from development.</u> - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	
MM182	55	LP1170	<p>Site area: 3.24 <u>3.23</u> Total B Employment Floorspace (sq m): 3000 <u>2630</u> Appropriate Uses: B1, C3 E(qiii), C3 Total No. of dwellings: 42 <u>131</u></p> <p>Reports required</p> <ul style="list-style-type: none"> - Hydrological Assessment and evaluation of surface water drainage network - Flood Risk Assessment - Transport Assessment A58 / New Bank and A58 / A629 / Orange Street roundabouts - Land Contamination Assessment - <u>Preliminary Ecological Appraisal and protected species survey</u> - <u>Pre-determination archaeological survey</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Consideration of recommendations in the Heritage Impact Assessment <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting</u> - <u>Retention and repair of the stone boundary walls where possible</u> - Comprehensive layout and design - Restoration of Hebble Brook <u>(UK BAP priority habitat), including deculverting of sections of the brook (unless prevented by other environmental constraints), and the provision of a minimum buffer of 10m, creating a habitat corridor along the banks following the Calderdale Wildlife Habitat network</u> 	Update / clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason														
			<ul style="list-style-type: none"> - Land remediation - Regeneration initiatives - <i>Site requires masterplanning in accordance with Policy IM7.</i> 															
MM183	56	LP1287	<table border="1"> <tr> <td>Site area (Ha)</td> <td>0.92</td> </tr> <tr> <td>Indicative developable site area</td> <td>0.92</td> </tr> <tr> <td>Total B floorspace (sq m)</td> <td></td> </tr> <tr> <td>Appropriate uses</td> <td>A1, A2, A3, B1, C1, C3, D uses.</td> </tr> <tr> <td>Total No. of dwellings</td> <td>40</td> </tr> <tr> <td>Land type</td> <td>Brownfield</td> </tr> <tr> <td>Ownership</td> <td>Public</td> </tr> </table> 	Site area (Ha)	0.92	Indicative developable site area	0.92	Total B floorspace (sq m)		Appropriate uses	A1, A2, A3, B1, C1, C3, D uses.	Total No. of dwellings	40	Land type	Brownfield	Ownership	Public	<p>Update</p> <p>This site has been redeveloped as a Sixth Form college and is therefore no longer available.</p>
Site area (Ha)	0.92																	
Indicative developable site area	0.92																	
Total B floorspace (sq m)																		
Appropriate uses	A1, A2, A3, B1, C1, C3, D uses.																	
Total No. of dwellings	40																	
Land type	Brownfield																	
Ownership	Public																	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason											
			<table border="1"> <tr> <td data-bbox="658 272 878 432">Constraints</td> <td data-bbox="878 272 1890 432"> <ul style="list-style-type: none"> - Possible below ground archaeological (PRN10903) - Halifax Town Centre Conservation Area - Listed Buildings (17-25 Northgate - Grade II) </td> </tr> <tr> <td data-bbox="658 432 878 647">Reports required</td> <td data-bbox="878 432 1890 647"> <ul style="list-style-type: none"> - Flood Risk Assessment - Site investigations (drainage) - Assessment of the existing surface water drainage network - Predetermination Archaeological Evaluation - Transport Statement including access arrangements </td> </tr> <tr> <td data-bbox="658 647 878 807">Site Specific Considerations</td> <td data-bbox="878 647 1890 807"> <ul style="list-style-type: none"> - Surface water management and provision of SuDS - Consideration of recommendations in the Heritage Impact Assessment - Include provision for civic open space </td> </tr> </table>	Constraints	<ul style="list-style-type: none"> - Possible below ground archaeological (PRN10903) - Halifax Town Centre Conservation Area - Listed Buildings (17-25 Northgate - Grade II) 	Reports required	<ul style="list-style-type: none"> - Flood Risk Assessment - Site investigations (drainage) - Assessment of the existing surface water drainage network - Predetermination Archaeological Evaluation - Transport Statement including access arrangements 	Site Specific Considerations	<ul style="list-style-type: none"> - Surface water management and provision of SuDS - Consideration of recommendations in the Heritage Impact Assessment - Include provision for civic open space 						
Constraints	<ul style="list-style-type: none"> - Possible below ground archaeological (PRN10903) - Halifax Town Centre Conservation Area - Listed Buildings (17-25 Northgate - Grade II) 														
Reports required	<ul style="list-style-type: none"> - Flood Risk Assessment - Site investigations (drainage) - Assessment of the existing surface water drainage network - Predetermination Archaeological Evaluation - Transport Statement including access arrangements 														
Site Specific Considerations	<ul style="list-style-type: none"> - Surface water management and provision of SuDS - Consideration of recommendations in the Heritage Impact Assessment - Include provision for civic open space 														
MM184	57	LP1292	<p>Cow Green Car Park, Halifax</p> <table border="1"> <tr> <td data-bbox="658 879 972 967">Site area (Ha)</td> <td data-bbox="972 879 1144 967">0.34</td> <td data-bbox="1144 879 1890 1378" rowspan="5"></td> </tr> <tr> <td data-bbox="658 967 972 1086">Indicative developable site area</td> <td data-bbox="972 967 1144 1086">0.34</td> </tr> <tr> <td data-bbox="658 1086 972 1206">Total B floorspace (sq m)</td> <td data-bbox="972 1086 1144 1206">0</td> </tr> <tr> <td data-bbox="658 1206 972 1294">Appropriate uses</td> <td data-bbox="972 1206 1144 1294">A1, C3</td> </tr> <tr> <td data-bbox="658 1294 972 1378">Total No. of dwellings</td> <td data-bbox="972 1294 1144 1378">141</td> </tr> </table>	Site area (Ha)	0.34		Indicative developable site area	0.34	Total B floorspace (sq m)	0	Appropriate uses	A1, C3	Total No. of dwellings	141	Update
Site area (Ha)	0.34														
Indicative developable site area	0.34														
Total B floorspace (sq m)	0														
Appropriate uses	A1, C3														
Total No. of dwellings	141														

Modification Reference	Page	Para/Table/Box/Policy	Tracked change		Reason
			Land type	Brownfield	
Ownership	Public				
Constraints	<ul style="list-style-type: none"> -Adjacent to Halifax Town centre Conservation Area -Proximity to Listed Buildings -Potential land contamination 				
Reports required	<ul style="list-style-type: none"> -Site investigation and assessment of existing surface water drainage network. -Transport Statement 				

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason				
			<table border="1"> <tr> <td></td> <td> <ul style="list-style-type: none"> -Land Contamination Report -Noise Impact Report </td> </tr> <tr> <td>Site Specific Considerations</td> <td> <ul style="list-style-type: none"> -Provision of SuDS -Retain areas of open space -Consideration of Heritage Impact Assessment recommendations. -Mitigation for potential impact of traffic noise </td> </tr> </table>		<ul style="list-style-type: none"> -Land Contamination Report -Noise Impact Report 	Site Specific Considerations	<ul style="list-style-type: none"> -Provision of SuDS -Retain areas of open space -Consideration of Heritage Impact Assessment recommendations. -Mitigation for potential impact of traffic noise 	
	<ul style="list-style-type: none"> -Land Contamination Report -Noise Impact Report 							
Site Specific Considerations	<ul style="list-style-type: none"> -Provision of SuDS -Retain areas of open space -Consideration of Heritage Impact Assessment recommendations. -Mitigation for potential impact of traffic noise 							
MM185	58	LP1431	<p>Appropriate Uses A1, B1/B2, C3, C-D <u>E(qi)</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Good quality design and layout - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	Update / clarification				
MM186	59	LP1632	<p>Total B <u>Employment</u> Floorspace (sq m) 4680 <u>2945</u></p> <p>Appropriate Uses A1, B1, C3, D <u>E(qiii)</u></p> <p>Total No. of dwellings 47 <u>97</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Consideration of recommendations in the Heritage Impact Assessment <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - Noise mitigation - Comprehensive site layout and design - Regeneration objectives - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	Update / clarification				

HEBDEN BRIDGE MIXED USE ALLOCATIONS

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM187	60	LP0922	<p>Appropriate Uses B1a, C3, E(qi)</p> <p>Total B Employment Floorspace (sq m) 2220-2213</p> <p>Total No. of dwellings: 11 <u>12</u></p> <p>Constraints:</p> <ul style="list-style-type: none"> - Fluvial and Pluvial Flood Risk - Hebden Bridge Conservation Area - Ecological Issues – proximity to South Pennine Moors SPA/SAC/SSSI <u>- Site is within 2.5km of the SPA/SAC</u> - Noise from nearby commercial/industrial uses <p>Reports Required:</p> <ul style="list-style-type: none"> - Flood Risk Assessment, to include Hydrological Assessment - Access proposals and Transport Statement. - Noise Impact Assessment. <u>- Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> <u>- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - Habitat Regulations Assessment <u>(HRA)</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Consideration to recommendations provided within the HIA <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> <u>- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> <u>- Where likely significant effects have not been ruled out:</u> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> 	Update / clarification

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p><u>Provision of equivalent or greater quantity and quality of replacement habitat on-site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u></p> <p><u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u></p> <p><u>Monitoring of impacts to assess bird use over time</u></p> <ul style="list-style-type: none"> - Consider loss of car parking - <u>The proposed Hebden Bridge Flood Alleviation Scheme may need to be considered in this location.</u> - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	

SD01.2: MAIN MODIFICATIONS TO PUBLICATION VERSION LOCAL PLAN APPENDIX 1 (SITE ALLOCATIONS - SUPPORTING INFORMATION)

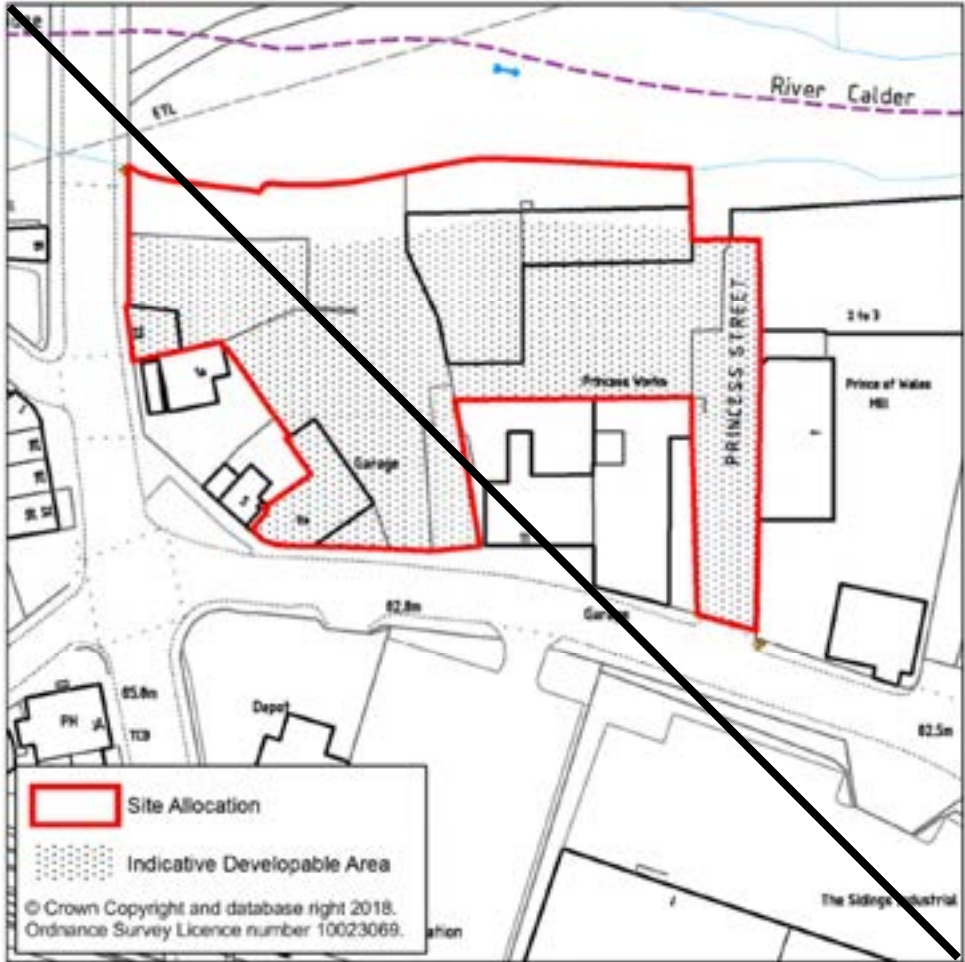
HOUSING ALLOCATIONS

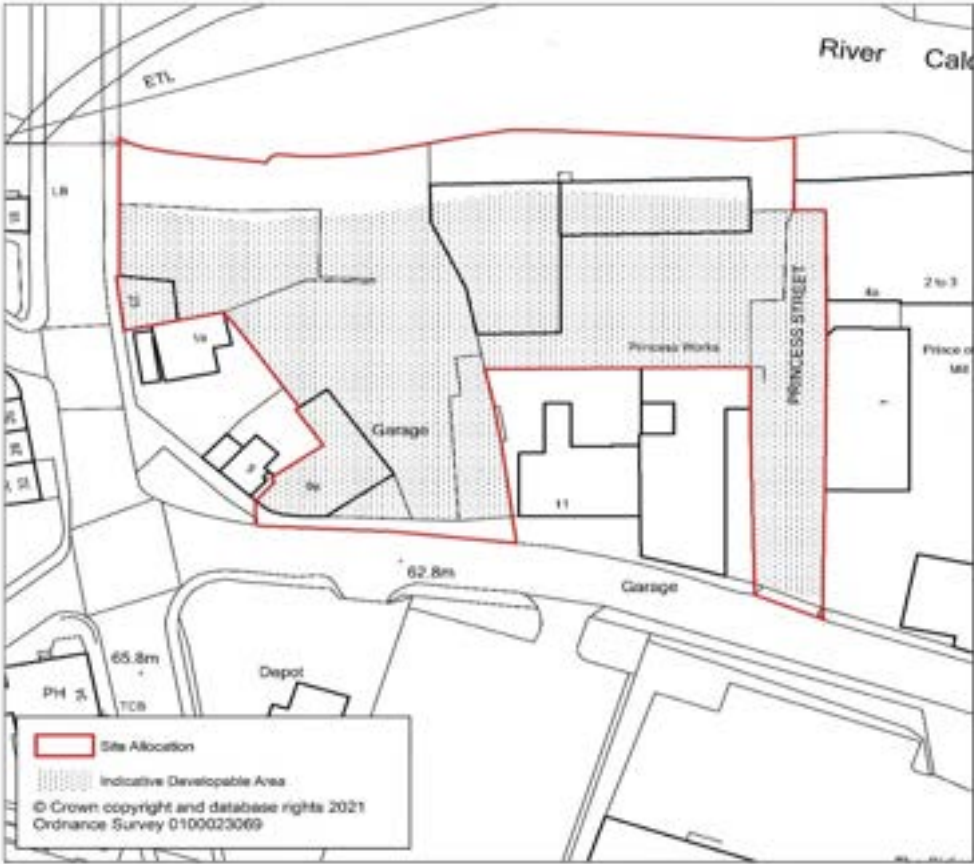
BRIGHOUSE

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Modification Reference	Page	Site Ref	Tracked change	Reason
MM188	61	LP0174	<p>Site area: 2.83 <u>2.82</u> Indicative developable site area: 1.85 <u>1.84</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Design and Layout to mitigate Flood Risk - minimum standoff from the Red Beck of 10m - Provision of green and blue infrastructure <u>on site</u> including provision of <u>such as</u> SuDS and green roofs - Provision of storage for storm water run-off is recommended - Retain all of the adjacent woodland - Reduce developable area by providing a 10m buffer from woodland to be planted with native shrubs - Minimise light pollution and other disturbance to the beck corridor. - <u>Provision of parking restrictions at junction of Wilton Street and Brighthouse Wood Lane</u> 	Update / clarification
MM189	63	LP0548	<p>Site Area (ha): 0.55 <u>0.54</u> Indicative Developable Site Area: 0.55 <u>0.54</u> Indicative Density (dph): 36 <u>30</u> Indicative Capacity: 19 <u>16</u></p> <p>Site Specific Considerations</p> <p><u>- Development proposals should include suitable mitigation to compensate for the loss of existing on-site open space. Compensatory provision should include qualitative improvements to other open space in the area.</u></p>	Update
MM190	64	LP0565	<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Defence lines and Flood resilience & resistance - Provision of green and blue infrastructure <u>on site such as</u> including SuDS and green roofs - Provision of storage for storm water run-off is recommended - Third Party Land required to widen part of Bowling Alley Terrace 	Clarification

Modification Reference	Page	Site Ref	Tracked change	Reason
			<ul style="list-style-type: none"> - <u>Potential site access via Scholey Avenue</u> - Reduce developable land by providing a buffer of 20m on the SE boundary plant with locally native shrubs. - Locally native species rich hedgerows should be planted on the other boundaries. - Avoid light spillage into the woodland - Include bat tubes and bird boxes within any development - Mitigation measures put in place on the remainder natural/semi-natural green space 	
MM191	65	LP0568	<p>Site Area (ha): 4.34 <u>4.33</u> Indicative developable site area: 2.36 <u>2.37</u> Indicative density (dph): 35 <u>33</u> Indicative capacity: 83 <u>78</u></p> <ul style="list-style-type: none"> - Provision of green and blue infrastructure <u>on site such as</u> including green roofs and SuDS - Provision of storage for storm water run-off is recommended - 10m buffer on the south boundary should be taken out of the developable area and planted densely with native shrubs to improve habitat linkages - The central hedgerow should be retained and restored. - A SuDS scheme should take account of existing biodiversity and take the form of fen, marsh, wet woodland, wet grassland or standing water in basins. - Stand-off from motorway - Good acoustic design required for layout and house types. - West Yorkshire Low Emission Strategy has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts 	Update / clarification


Modification Reference	Page	Site Ref	Tracked change	Reason
MM192	67	LP0571		Update / correction


Modification Reference	Page	Site Ref	Tracked change	Reason
			 <p>Site Area (ha): 0.48 <u>0.50</u> Indicative developable site area: 0.38 <u>0.39</u> Indicative density (dph): 262 <u>256</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Surface water flood risk - River Calder and lowland mixed deciduous woodland - UK BAP Priority Habitats 	

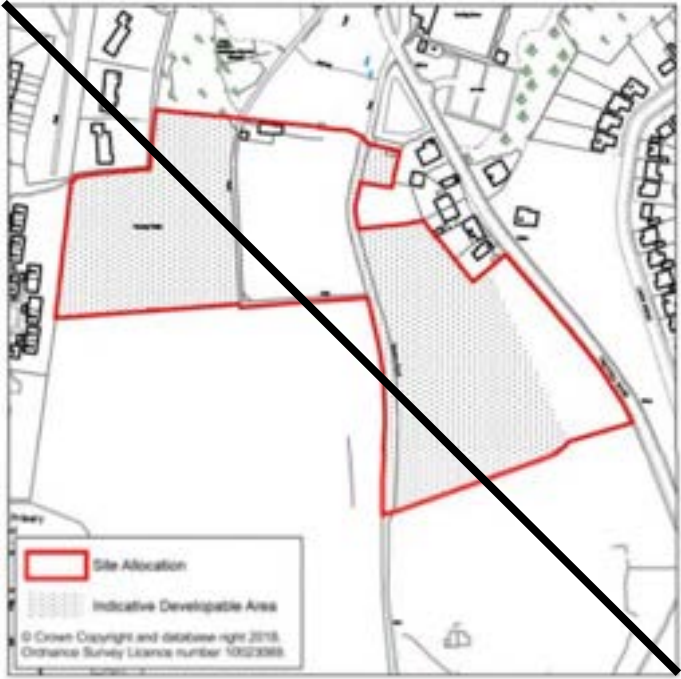
Modification Reference	Page	Site Ref	Tracked change	Reason
			<p>- Protected species - otters and bats - Wildlife Habitat Network - Proximity to industrial/commercial uses - Proximity to Brighthouse Air Quality Management Area - <u>Risk of reservoir flooding</u> - <u>Potential fluvial flood risk</u> - <u>Adjacent to River Calder</u></p> <p>Reports Required</p> <p>- Flood Risk Assessment, to include Hydrological Assessment:</p> <ul style="list-style-type: none"> • <u>Flood risk hydraulic modelling</u> • <u>Emergency Access and egress plans (to be provided to the LPA for consideration and agreement with the Council's emergency planners)</u> • <u>Specific consideration being given to impacts from historic flooding, such as recent flood events in Calderdale</u> • <u>Following a sequential approach to the layout of the site – i.e. locating development in areas of least flood risk</u> <p>- Topographical surveys may be required to inform FRA.</p>	
MM193		<u>LP0771</u>	<p><u>Firth's Carpets, 432 Bradford Road, Bailiff Bridge, Brighthouse</u> *denotes modification to original site details when Mixed Use Site</p>	Update / correction


Modification Reference	Page	Site Ref	Tracked change	Reason
			 <p><u>Site area (Ha): 0.61 0.60*</u> <u>Indicative developable site area: 0.61 0.60*</u> <u>Indicative Density (dph): 68*</u> <u>Indicative capacity: 41*</u> <u>Land type: Brownfield</u> <u>Ownership: Private</u></p> <p><u>Constraints</u> - <u>Potential of surface water flooding from Clifton Beck and Boundary Beck</u> - <u>Contaminated land</u> - <u>Listed Building (Former St Aidan's Mission Church - Grade II)*</u></p>	

Modification Reference	Page	Site Ref	Tracked change	Reason
			<p>Reports Required</p> <ul style="list-style-type: none"> - <u>Evaluation of surface drainage network Contaminated Land Assessment</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - <u>Site requires masterplanning in accordance with Policy IM7.*</u> 	
MM194	68	LP0846	<p>Reports Required</p> <p><u>Heritage Impact Assessment</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Retain as many of the trees as possible. - Plant locally native shrubs/trees within the gardens. - Use climbers such as ivy and honeysuckle with the landscaping. - Include bat tubes within at least 4 of the dwellings. - Consideration to recommendations provided within the HIA - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> 	Clarification
MM195	69	LP0945	<p>Indicative density (dph): 32 <u>41</u></p> <p>Indicative Capacity: 62 <u>75</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Design of access roads and retaining structures - Provision of green and blue infrastructure <u>on site such as including</u> SuDS and green roofs - Provision of storage for storm water run-off - Highlight opportunities for ecological enhancement and make recommendations for design and allow significant adverse ecological effects to be avoided and for mitigation to be specified - Planting of significant areas of dense native shrubs - Careful consideration with regard to any development close to the cemetery - Consider recommendations of the West Yorkshire Low Emission Strategy 	Update
MM196	70	LP1000		Update

Modification Reference	Page	Site Ref	Tracked change	Reason
				

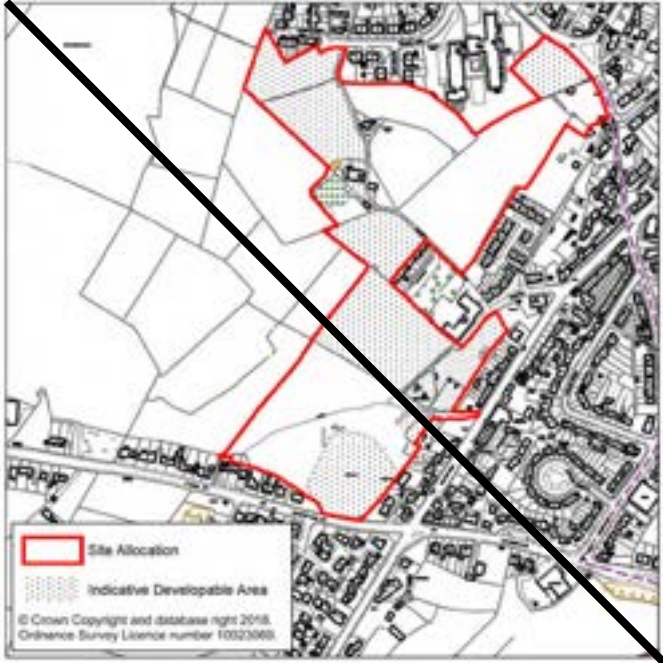
Modification Reference	Page	Site Ref	Tracked change	Reason
			 <p>Site Area: 0.54 <u>0.46</u> Indicative Developable Area: 0.53 <u>0.46</u> Indicative Density: 45 <u>22</u> Indicative Capacity: 24 <u>10</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - <u>Consideration to recommendations provided within the HIA - Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - Green and Blue Infrastructure including SuDS - Retain Trees where possible - <u>Development proposals should include the enhancement of other open spaces in the area such as at the adjacent Woodhouse Recreation Ground.</u> 	
MM197	71	LP1032	<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Defense lines and provision of green and blue infrastructure including SUDS - Exclude an area of grassland from the developable area 	Clarification


Modification Reference	Page	Site Ref	Tracked change	Reason
			<ul style="list-style-type: none"> - Protect the settings of nearby listed buildings through careful consideration of scale, height and materials. - Existing trees should be retained to the western boundary - Good acoustic design required for layout and house types - <u>Access to the site should be taken from Toothill Bank at a point opposite the existing Bowling Club.</u> 	
MM198	72	LP1033		Update / clarification

Modification Reference	Page	Site Ref	Tracked change	Reason
			 <p>Site Area (ha): 3.22 <u>3.23</u> Indicative Developable Area: 2.12 <u>3.23</u> Indicative Capacity: 64 <u>97</u></p> <p>Reports required:</p> <ul style="list-style-type: none"> - Hydrological Assessment as part of a Flood Risk Assessment - Well planned site investigations (Drainage) - Transport Assessment, to include Access Road Design - Contaminated Land Assessment - Land Stability Assessment - <u>Ecological Impact Assessment informed by the Defra metric and demonstrating biodiversity Net Gain</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - A site specific policy is required to Ensure the retention <u>and strengthening</u> of a strong and defensible boundary between the allocation for housing and the Green Belt 	

Modification Reference	Page	Site Ref	Tracked change	Reason
			<ul style="list-style-type: none"> - Surface water management measures, <u>such as</u> including provision of SuDS and green roofs - Provision of storage for storm water run-off is recommended - Remove the grassland from the developable area and maintain grassland on site <u>- Retain the woodland, mature trees and hedgerows on the site. The stream with a buffer of 5m should also remain free from development. These areas should be integrated into landscaping and should not form part of private gardens.</u> <u>- Site layout should take into account the steep topography of the eastern section of the site, and consideration be given to using this land for landscaping/open space. The precise extent of landscaping/open space will be determined through masterplanning.</u> <u>- Improvements to other open space in the area should be carried out prior to development, for example at the adjacent Carr Green Recreation Ground and Playing Fields.</u> <u>- Access to the site should be taken from Toothill Bank at a point to be agreed with the local planning authority and designed to minimise its impact on the landscape.</u> 	
MM199	73	LP1053	<p>Site Area (ha): 3.73 <u>3.75</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of green and blue infrastructure <u>on site such as</u> including SuDS and green roofs - Provision of storage for storm water run-off is recommended - Third party land required to create suitable access - Remove from the developable area a 10m buffer from all woodland and plant with locally native shrubs - Retain shrubs on east boundary and plant species rich locally native hedgerow on north boundary - Provide mitigation for the increased recreational pressure on nearby LWS - Avoid light spillage into the woodland. - A SUDs scheme should take account of existing biodiversity and take the form of fen, marsh, wet woodland, wet grassland or standing water in basins. - Noise Mitigation <u>- Site access of LP1053 and LP1054 need to be linked to minimise additional accesses on to Brookfoot Lane.</u> 	Update / clarification
MM200	74	LP1054	<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of green and blue infrastructure <u>on site such as</u> including SuDS and green roofs - Provision of storage for storm water run-off is recommended - Provide a minimum stand off from the LWS of 20m. Allow to naturally scrub over with locally native trees. - Remove from the developable area a 5m buffer from the western boundary and plant with locally native shrubs - Provide mitigation for the increased recreational pressure on nearby LWS <u>- Site access of LP1053 and LP1054 need to be linked to minimise additional accesses on to Brookfoot Lane</u> 	Clarification

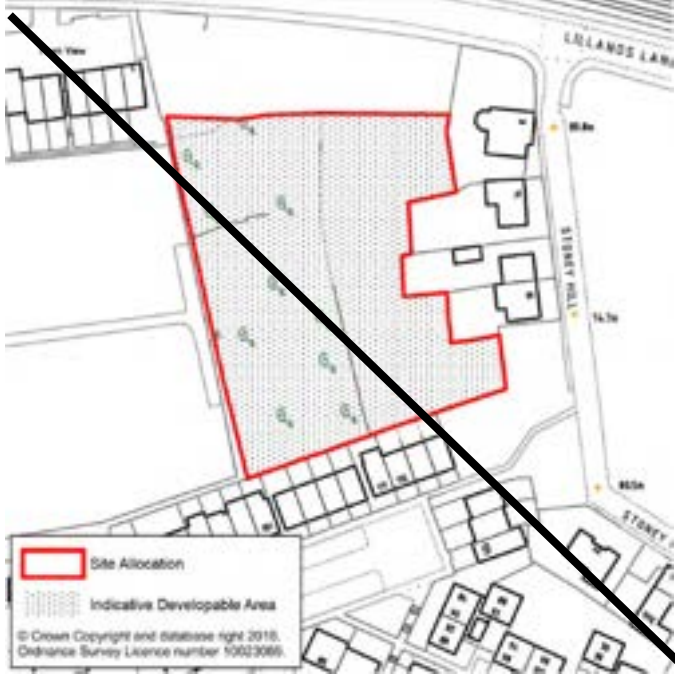
Modification Reference	Page	Site Ref	Tracked change	Reason
MM201	75	LP1060	<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS for attenuation of surface water run off - Improvements to other open spaces in the vicinity such as Bentley Avenue and Aysgarth Avenue - <u>Improvements to other open space in the area should be carried out prior to development. These could include additional equipment at the nearby play area at Bentley Avenue and the provision of goal posts on the grassed area at Aysgarth Avenue.</u> - <u>Development proposals should retain the hawthorn and elder hedgerow along the site boundary with Bentley Avenue or provide similar compensatory habitat within the site.</u> - <u>Development proposals should retain the single cherry tree currently on site.</u> 	Clarification
MM202	77	LP1077	<p>Site Area: 13.08 <u>13.04</u> Indicative developable area: 6.67 <u>6.66</u> Indicative density (dph): 32 <u>26</u> Indicative Capacity: 213 <u>174</u></p> <p>Reports Required</p> <ul style="list-style-type: none"> - Flood Risk Assessment - Evaluation of surface drainage network - Full masterplan and Transport Assessment/Travel Plan with assessments of junction to be agreed but including A58 / A644 junction - Ecological Management Plan - Contaminated land assessment - Noise impact assessment - <u>Landscape Impact Assessment</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of green and blue infrastructure <u>on site such as including</u> SuDS and green roofs - Provision of storage for storm water run-off is recommended - Mitigating improvements required at A58 / A644 junction - Remove deciduous woodland from developable area - Retain and restore hedgerow; retain trees and shrubs where possible. - Plant dense locally native shrubs adjacent to woodland to prevent access except along rights of way. - Specify and implement other prescriptions to minimise impacts on the woodland due to increased recreational pressure. - Plant woodland and develop locally native grasslands in the remainder of the area excluded from the developable area. 	Update / clarification


Modification Reference	Page	Site Ref	Tracked change	Reason
			<ul style="list-style-type: none"> - Retention of the stone boundary wall <i>where appropriate and practical</i> - Have regard to the West Yorkshire Low Emission Strategy which has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts. - <i>Site requires masterplanning in accordance with Policy IM7.</i> 	
MM203	78	LP1078		Update / clarification

Modification Reference	Page	Site Ref	Tracked change	Reason
			 <p>Site Area: 10.62 <u>10.57</u> Indicative developable area: 5.15 <u>5.12</u> Indicative density (dph): 29 52 Indicative capacity: 149 <u>267</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Retention of existing playing pitch or enhancement of other facilities in the area - <u>Open Space shall be provided as per the details approved in planning approval 19/00628/FUL for construction of 267 dwellings and public open space including demolition of buildings on land at New Hey Road, Delf Hill And Shannon Road, Mount Lane, Brighouse.</u> - Implement guidance in the West Yorkshire Low Emission Strategy - Consideration of recommendations provided within the Heritage Impact Assessment. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by</u> 	

Modification Reference	Page	Site Ref	Tracked change	Reason
			<p><i>the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</i></p> <ul style="list-style-type: none"> - Exclude all areas of the Wildlife Habitat Network, the woodland and the 3 fields in the north east from the developable area. - Consideration of the guidance in the West Yorkshire Low Emission Strategy - Good quality design and layout. - <i>Site requires masterplanning in accordance with Policy IM7.</i> 	
MM204	79	LP1093	<p>Reports Required</p> <ul style="list-style-type: none"> - Flood Risk Assessment to include Hydrological assessment - Protected Species Survey - Contaminated Land Assessment - Noise Impact Assessment - <u>Landscape Impact Assessment</u> <p>Site Specific Consideration</p> <ul style="list-style-type: none"> - Provision of green and blue infrastructure such as SuDS and green roofs, taking into account biodiversity - Provision of storage for storm water run-off is recommended - 20m buffer from the woodland, planted with species rich native shrubs and hedgerows - Have regard to West Yorkshire Low Emission Strategy which has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts - <u>Applicants should provide a joint access for LP1093 and LP1095 to minimise additional accesses on the local highway network.</u> 	Clarification
MM205	80	LP1095	<p>Site Area:-4.83 <u>4.81</u></p> <p>Reports Required</p> <ul style="list-style-type: none"> - Access Junction design on to A644 - Operational assessment to demonstrate no detriment to operation of A644 - Transport Assessment & Travel Plan - Flood Risk Assessment, informed by Hydrological Assessment - Protected Species Surveys - Contaminated Land Assessment - <u>Landscape Impact Assessment</u> <p>Site Specific Consideration</p> <ul style="list-style-type: none"> - Localised widening would be required to provide a Right Turn Lane on the A644 	Update / clarification

Modification Reference	Page	Site Ref	Tracked change	Reason
			<ul style="list-style-type: none"> - Provision of green and blue infrastructure including provision of SuDS and storage for storm water run-off. SuDS should take account of existing biodiversity. - Access Junction design - <i>Applicants should provide a joint access for LP1093 and LP1095 to minimise additional accesses on the local highway network.</i> - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt - New linear park and possible play equipment - <i>Consideration to recommendations provided within the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u></i> - Mitigation measures identified in Contaminated Land Assessment 	
MM206	81	LP1116	<p>Indicative developable site area:1.05 <u>1.04</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Good acoustic design required for layout and house types - West Yorkshire Low Emission Strategy has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts. - <i>Consideration to recommendations provided within the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u></i> 	Update / clarification
MM207	82	LP1322	Indicative developable site area: 0.35 <u>0.36</u>	Update

Modification Reference	Page	Site Ref	Tracked change	Reason
MM208	83	LP1469		Update / clarification

Modification Reference	Page	Site Ref	Tracked change	Reason
			 <p>Site Area: 0.44 <u>0.46</u> Indicative Developable Area: 0.44 <u>0.46</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Capacity building of existing drainage network and well planned site investigations. - Provision of SuDS - Highway improvements required to Stoney Hill from the Lillands Lane junction - Consider the impact on visual amenity currently provided by the site. - Good acoustic design required for layout and house types. - <u>Standard trees should be retained where possible.</u> 	
MM209	84	LP1648	<p>Indicative density (dph): 36 <u>48</u> Indicative capacity 31 <u>41</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Cumulative traffic impact with other potential sites in Hipperholme would result in a severe impact <u>Impact on A58 / A644 junction</u> - Lowland mixed deciduous woodland a UK Biodiversity Action Plan priority habitat to the east of the site 	Update / clarification

Modification Reference	Page	Site Ref	Tracked change	Reason
			<ul style="list-style-type: none"> - Within Calderdale Wildlife Habitat Network - Proximity to Hipperholme AQMA (No. 7) - Potential contaminated land - Potential noise from industrial site to the south - <p>Reports Required</p> <ul style="list-style-type: none"> - Transport Assessment (<i>including assessment of Hipperholme crossroads</i>) and Travel Plan. - Contaminated Land Assessment - Noise Impact Assessment <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Improvements at the signalised Hipperholme crossroads. - <i>Consideration to be given to multi-modal transport corridor improvements</i> - <i>Transport statement to demonstrate that development will not result in an unacceptable impact on highway safety, or result in a severe residual cumulative impact on the road network</i> - <i>Development of LP1648 to be designed to ensure access from LP0032 can be achieved</i> - Exclude lowland mixed deciduous woodland a UK Biodiversity Action Plan priority habitat from site allocation - Have regards to the West Yorkshire Low Emission Strategy which has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts. 	

GARDEN SUBURBS

Modification Reference	Page	Site Ref	Tracked Change	Reason
MM210	85	LP1451	<p>Site Area (ha): 63.2 <u>63.00</u> Indicative developable area: 44.9 <u>44.76</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Potential for increased surface water run-off - Highways (Impact on the Strategic Highway Network; and significant traffic impact flows in central Brighouse) - Ecology (river and lowland mixed deciduous woodland to the south of the site both UK BAP priority habitats; species rich semi-improved grassland in the south central area and a short section of disused railway to the north-east fall within the Wildlife Habitat Network) - Heritage (Grade II Firth House; Grade II Listed Anchor Pit Lock to the east of the site; Class III Archaeological Site (PRN 2675) within the site; and The Gatehouse on Huddersfield Road which is undesignated) - Noise from motorway - Impact upon Brighouse AQMA - Toothill being monitored for traffic pollution - <u>Rights of Way (Brighouse 093, 095, 124, 125)</u> - <u>Risk of ball strike on development adjacent to Augustinians Cricket Club.</u> <p>Reports Required</p> <ul style="list-style-type: none"> - Hydrological Assessment as part of a Flood Risk Assessment - Transport Assessment <u>and Travel Plan</u> - Ecological Appraisal including ecological surveys (such as Phase 1 habitat and protected species surveys) and an ecological record search with West Yorkshire Ecology <p>Ecological Impact Assessment and Ecological Management Plan will be required</p> <ul style="list-style-type: none"> - Noise Impact Assessment - Predetermination Archaeological Evaluation - <u>Health Impact Assessment</u> - <u>Air Quality Impact Assessment</u> - <u>Land Contamination Assessment</u> - Masterplan <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of green and blue infrastructure including SuDS - Topography and water features that affect the layout of the development 	Update / correction / clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - Contribute to the additional schemes identified by the Highways England West Yorkshire Infrastructure Study and included in the Infrastructure Delivery Plan. Junction improvements around Brighouse - Provide a minimum stand-off from the river of 10m and 20m from Bradley Wood - Provide for biodiverse recreational space within the development in order to reduce pressure on Bradley Wood <i>Ancient Woodland</i>. - Provide funding for habitat protection - SuDS scheme should take account of existing biodiversity and take the form of fen, marsh, wet woodland, wet grassland or standing water in basins Biodiversity mitigation/enhancement should provide locally native species rich unimproved grassland and locally native species rich hedgerows, restoring gaps in the Wildlife Habitat Network - Inclusion of Open Space <u>- Masterplanning work to identify the location and typology breakdown of Open Space throughout the site. Provision on the allocation will be above the Open Space policy requirements.</u> - Consideration to recommendations provided within the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> <u>- Consider recommendations of the West Yorkshire Low Emission Strategy. West Yorkshire Low Emission Strategy has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts.</u> - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt <u>- Applications for development adjacent to Augustinians Cricket Club must undertake a ball strike risk assessment and as a minimum consider recreational cricket and ball speeds of up to 40 metres per second. Any mitigation package that the ball strike risk assessment advises should be built into the scheme by the developer; and be constructed and maintained in perpetuity at the developer's expense.</u> <u>- Site requires masterplanning in accordance with Policy IM7.</u> <u>- Provision of one on-site, two-form entry primary school. Unless up-to-date pupil projections indicate to the contrary, the school will aim to open in September 2025 and will include early years provision.</u> <u>- Masterplanning of site to include production of an infrastructure cost delivery plan to include phasing to indicate when key infrastructure will be required.</u> <u>- Retention and enhancement of existing Rights of Way on site (Brighouse 093, 095, 124, 125)</u> <u>- Landscape and Visual Impact Assessment (LVIA) to be carried out as part of the masterplanning process.</u> <u>- Unless demonstrated otherwise through an up-to-date Transport Assessment, no more than 680 units shall be delivered in advance of the completion of the critical schemes listed in the IDP (2021). The IDP is a provisional list and is subject to change as masterplanning work progresses and the A641 business case is developed.</u> 	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - <u>The primary route will enter the site at a single access point from the A641 at the Western boundary. It is not expected that there will be any other primary access points to the site.</u> - <u>Secondary accesses to the site will be provided to the site via Ryecroft Lane and Woodhouse Gardens.</u> - <u>Ryecroft Lane will provide access to the new primary school and local centre.</u> - <u>Additional pedestrian and cycle accesses will be in appropriate locations providing linkages to the North, East, South and West.</u> - <u>Provision of a local centre which shall be constructed in the early phases of development.</u> 	
MM211	87	LP1463	<p>Site Area (ha): 140.66 <u>140.44</u> Indicative developable area: 105.15 <u>101.00</u> Indicative density (dph): 19 <u>20</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Potential for increased surface water run-off - Highways (Impact on the Strategic Highway Network; and significant traffic impact flows in central Brighouse) - Ecology (Species rich acid and neutral grassland likely to be UK BAP priority habitat; Lowland mixed deciduous woodland; Wildlife Habitat Network; and Birds including curlew, lapwing, golden plover and tree sparrow) - Heritage (Grade II Woolrow and Woolrow Farmhouse; Class III Archaeological site PRN4062; Locally Listed Historic Park and Garden Wellholme Park; undesignated Former Railway Structures) - Impact upon Brighouse AQMA - Turbines and potential of noise and shadow flicker - Contaminated Land - <u>Rights of Way (Brighouse 058, 059, 068, 070, 071, 072, 073, 138)</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Consideration of topography and water features that affect the layout of the development. - Provision of green and blue infrastructure including SuDS - Contribute to the additional schemes identified by the Highways England West Yorkshire Infrastructure Study and included in the Infrastructure Delivery Plan. Junction improvements around Brighouse - Remove Wildlife Habitat Network areas from proposed allocation - On-going grassland and woodland management for biodiversity enhancement - Inclusion of Open Space - <u>Masterplanning work to identify the location and typology breakdown of Open Space throughout the site.</u> - <u>Provision on the allocation will be above the Open Space policy requirements.</u> 	Update / correction / clarification

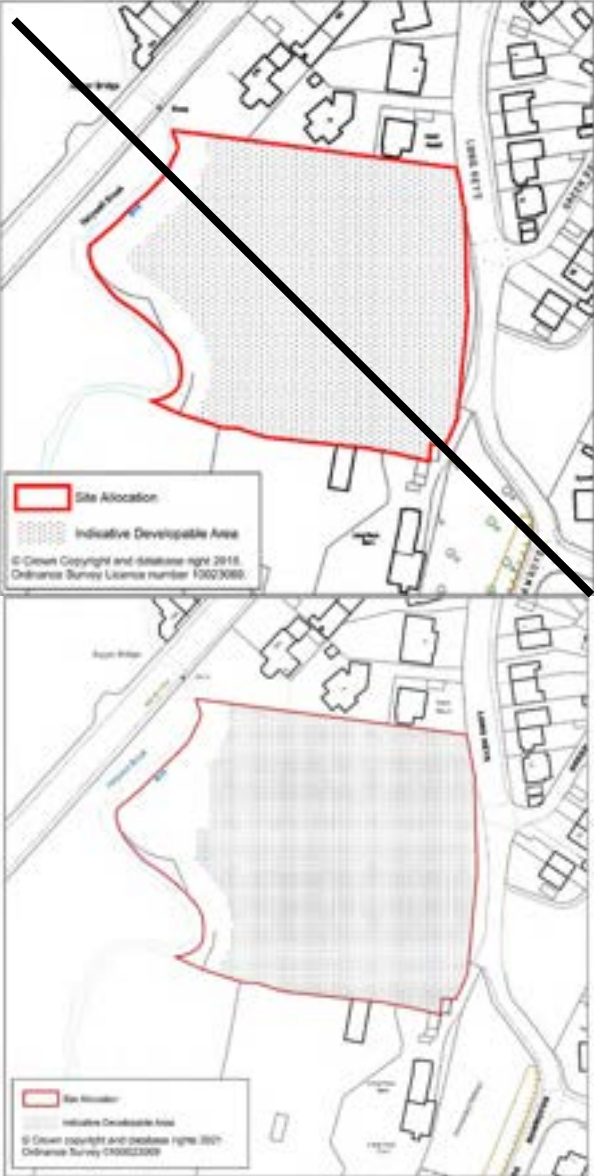
Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - Consideration to recommendations provided within the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - <u>Development proposals will be required to demonstrate how the development will contribute to securing the repair of the Grade II Listed Woolrow</u> - <u>Consider recommendations of the West Yorkshire Low Emission Strategy.</u> West Yorkshire Low Emission Strategy has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts. - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt. - <u>Site requires masterplanning in accordance with Policy IM7.</u> - <u>Provision of one on-site, two-form entry primary school. Unless up-to-date pupil projections indicate to the contrary, the school will aim to open in September 2025 and will include early years provision.</u> - <u>Masterplanning of site to include production of an infrastructure cost delivery plan to include phasing to indicate when key infrastructure will be required.</u> - <u>Landscape and Visual Impact Assessment (LVIA) to be carried out as part of the masterplanning process.</u> - <u>Masterplanning to ensure designs safeguard the character and identity of the Thornhills hamlet and the wooded valley slopes.</u> - <u>Unless demonstrated otherwise through an up-to-date Transport Assessment, no more than 680 units shall be delivered in advance of the completion of the critical schemes listed in the IDP (2021). The IDP is a provisional list and is subject to change as masterplanning work progresses and the A641 business case is developed.</u> - <u>Delivery of the Garden Suburb is feasible through provision of a spine road, however the final layout and access options will be refined through the masterplanning work.</u> - <u>The primary school and local centre shall be accessed from the A643.</u> - <u>Provision of a local centre which shall be constructed in the early phases of development.</u> 	

SD01.2: MAIN MODIFICATIONS TO PUBLICATION VERSION LOCAL PLAN APPENDIX 1 (SITE ALLOCATIONS - SUPPORTING INFORMATION)


HOUSING ALLOCATIONS

ELLAND


Modification Reference	Page	Site Ref	Tracked Change	Reason
MM212	89	LP0037		Clarification / correction / update


Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p>The image displays two maps of the same site, illustrating a tracked change. The top map shows a site allocation (red outline) and an indicative developable area (hatched). The bottom map shows the same site allocation but with a different hatched area. A diagonal line is drawn across the top map. The legend for the top map includes 'Site Allocation' (red outline) and 'Indicative Developable Area' (hatched). The legend for the bottom map includes 'Site Allocation' (red outline) and 'Indicative Developable Area' (hatched). Both maps include copyright information: '© Crown Copyright and database right 2015 Ordnance Survey License number 100030869' for the top map and '© Crown copyright and database right 2021 Ordnance Survey 100022309' for the bottom map.</p>	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>Indicative Developable Area: 0.84 <u>0.80</u> Indicative Capacity: 30 <u>29</u></p> <p>Constraints</p> <ul style="list-style-type: none"> –Stainland Conservation Area –Flood storage area <i>- Holywell Brook (UK BAP priority habitat)</i> <i>- Wildlife Habitat Network</i> <i>- Potential to increase surface water run off</i> <i>- Grade II listed viaduct (220m south) / Grade II listed boundary marker on Jaqger Bridge</i> <i>- Long Heys Farm (potential standoff)</i> <p>Reports</p> <ul style="list-style-type: none"> –Transport Statement <i>- Flood Risk Assessment, informed by a Hydrological Assessment</i> <i>- Transport Assessment</i> <i>- Ecological Impact Assessment</i> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> –Provision of SuDS. <i>- Provision of green and blue infrastructure, such as SuDS and green roofs.</i> –Measures to discourage the use of the Church Lane junction with Stainland Road –Consider the impact on visual amenity currently provided by the site. <i>- Leave a minimum stand off of 10m from Holywell Brook and plant with locally native species.</i> <i>- Minimise light pollution and other disturbance to Holywell Beck.</i> <i>- Building heights and materials need to be carefully considered.</i> <i>- Existing trees should be retained wherever possible.</i> –Consideration to recommendations provided within the HIA. <i>- Realignment of retaining wall of the adjacent area of the development.</i> <i>- The listed boundary marker should be retained and protected during any construction works.</i> <i>- Stand-off necessary if Long Heys Farm is operational.</i> - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt 	
MM213	90	LP0065	Site Area (ha): 1.01 <u>1.00</u>	Update
MM214	91	LP0075	Site Removed from the Local Plan	Update

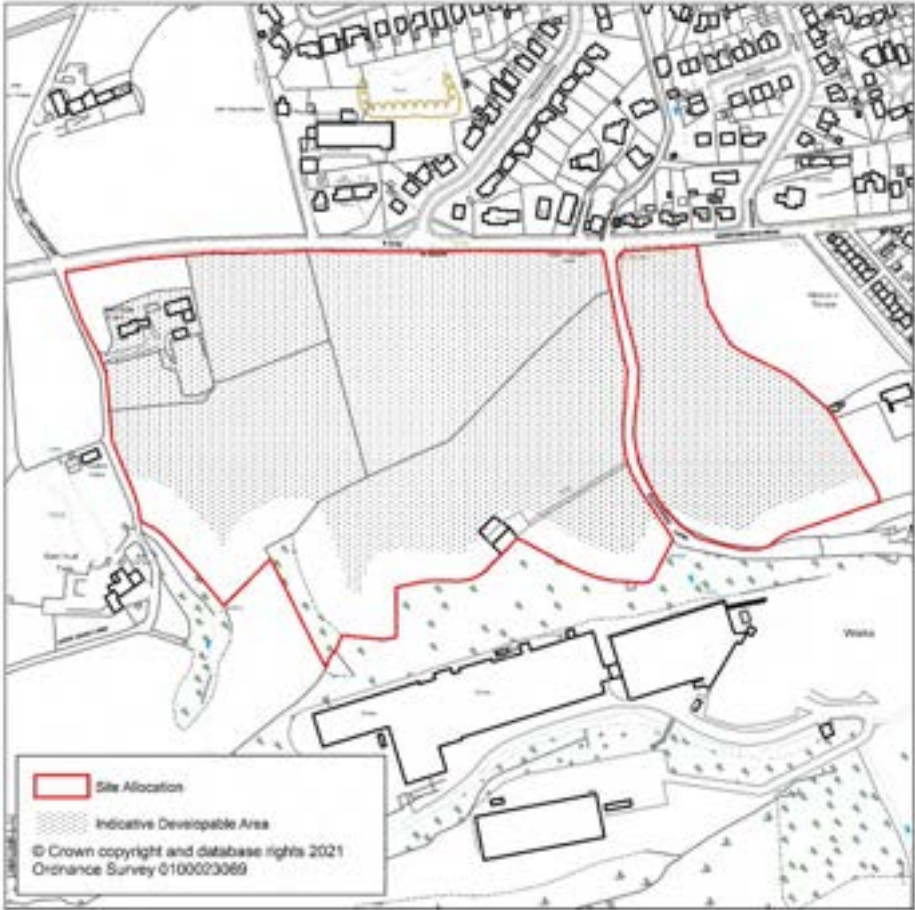
Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p>Site area (Ha): 0.32 Indicative developable area (dph): 0.32 Indicative density: 35 Indicative Capacity 11 Land Type: Greenfield Ownership: Private:</p>	<p>This site has been removed from the Local Plan to ensure that no harm is caused to the character and appearance of Stainland Conservation Area.</p> <p>See the Council's Matter 17 Hearing Statement HS17.1</p>

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>Constraints:</p> <ul style="list-style-type: none"> – Stainland Conservation Area – Land Contamination <p>Reports Required:</p> <ul style="list-style-type: none"> – Transport Statement – Hydrological Assessment – Land contamination Report <p>Site Specific Considerations:</p> <ul style="list-style-type: none"> – Provision of SuDs – Consideration to issues raised within the HRA 	
MM215	91	LP0075	The two consequential Green Belt changes proposed in CC48 (GBD292 and GBD320) as a result of allocating site LP0075 are deleted. The Green Belt boundary in this location reverts to that designated in the RCUDP.	Update

Modification Reference	Page	Site Ref	Tracked Change	Reason
				
MM216	92	LP0146	<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS. - Measures to discourage the use of the Church Lane junction with Stainland Road - Consider the impact on visual amenity currently provided by the site. - Consideration to recommendations provided within the HIA. <i>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</i> - Ensure the creation of a strong and defensible boundary between the allocation for 	Clarification

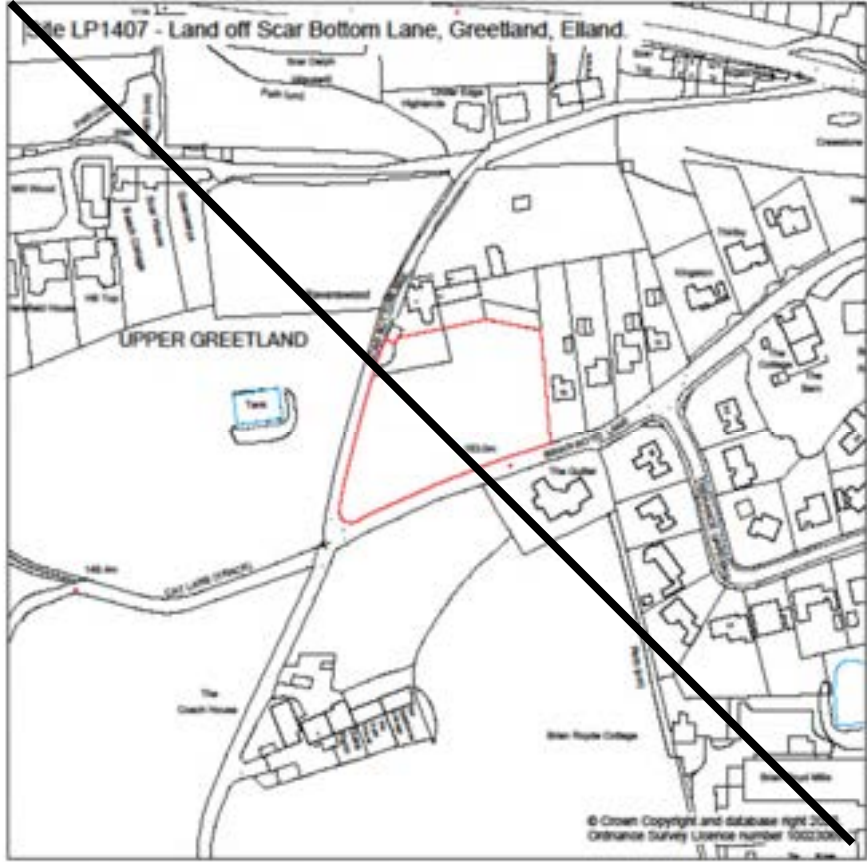
Modification Reference	Page	Site Ref	Tracked Change	Reason
MM217	CC39: 17	LP0177	<p>housing and the Green Belt.</p> <p><u>LP0177 Land adjacent to Ellistones Place, Saddleworth Road, Greetland, Elland, HX4 8LG</u></p>  <p><u>Site Area: 6.03</u></p> <p><u>Indicative Developable Area: 5.83</u></p> <p><u>Indicative density (dph): 30</u></p> <p><u>Indicative Capacity:-175</u></p> <p><u>Land type: Greenfield</u></p> <p><u>Ownership: Private</u></p> <p><u>Constraints</u></p> <ul style="list-style-type: none"> - <u>Sunny Bank Clough and Daleside Clough watercourses</u> - <u>Bradley Hall Farmhouse (Grade II)</u> - <u>Wildlife Habitat Network</u> - <u>Potential air quality impact</u> - <u>Black Brook (UK BAP priority habitat)</u> 	Clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>- Sensitive adjacent uses (school, camp site, farm, industry)</u></p> <p><u>Reports Required</u></p> <p><u>- Air Quality Assessment</u></p> <p><u>- Flood Risk Assessment</u></p> <p><u>- Topographical Survey, Transport Assessment, Travel Plan and operational assessment of local road network</u></p> <p><u>- Noise Impact Assessment</u></p> <p><u>- Ecological Impact Assessment</u></p> <p><u>- Ecological Record search with West Yorkshire Ecology</u></p> <p><u>- After the master plan is produced, an Ecological Impact Assessment and Ecological Management Plan will be required. Reports should comply with CIEEM guidance</u></p> <p><u>Site Specific Considerations</u></p> <p><u>- Information detailing site connectivity and safe access by non-car modes and required improvements identified.</u></p> <p><u>- Consideration to recommendations provided within the FRA.</u></p> <p><u>- Maintain and enhance the woodland margins to provide screening.</u></p> <p><u>- Development to consider layout and design to avoid flood risk impacts and provision of green and blue infrastructure on site (such as SuDS & Green Roofs) is required to maximise infiltration and storage of rain water. A SuDS scheme should take account of existing biodiversity and take the form of fen, marsh, wet woodland, wet grassland or standing water in basins.</u></p> <p><u>- Realignment of retaining wall of the adjacent area of the development.</u></p> <p><u>Reduce developable land by excluding the Wildlife Habitat Network in its entirety together with a 10m buffer.</u></p> <p><u>- Biodiversity mitigation / enhancement should provide locally native species rich unimproved grassland and locally native species rich hedgerows and native woodland.</u></p> <p><u>- Mitigate for the increased recreation pressure on the Black Brook by surfacing the streamside path with occasional fencing to allow recolonisation, restoring grasslands and planting dense native shrubs by the stream at the east of the site.</u></p> <p><u>- Retain and enhance existing hedgerows and woodland.</u></p> <p><u>- Retain and enhance watercourses and associated vegetation.</u></p> <p><u>- Consider the impact on visual amenity currently provided by the site.</u></p> <p><u>- Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u></p> <p><u>- Necessary standoffs between development and sensitive adjacent uses (school, camp</u></p>	


Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>site, farm, industry).</u> - <u>Strong and defensible boundary between the New Housing Site and the Green Belt will be required.</u> - <u>Provision of Open Space.</u> - <u>Consideration to guidance provided within the West Yorkshire Low Emission Strategy.</u> - <u>Site requires masterplanning in accordance with Policy IM7.</u></p>	
MM218	CC39: 19	LP0952	<p><u>LP0952 Land at New Gate Farm, Saddleworth Road, Greetland, Elland</u></p>  <p>The map displays a site allocation outlined in red, situated between residential areas and a watercourse. A hatched area within the site is designated as an 'Indicative Developable Area'. A legend in the bottom-left corner identifies the red outline as 'Site Allocation' and the hatched area as 'Indicative Developable Area'. Copyright information for Ordnance Survey is provided at the bottom of the legend.</p>	Clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>Site area (ha): 10.63</u> <u>Developable Area: 8.70</u> <u>Indicative Density: 33</u> <u>Indicative Capacity: 286</u> <u>Land Type: Greenfield</u> <u>Ownership: Private</u></p> <p><u>Constraints</u></p> <ul style="list-style-type: none"> - <u>Crawstone Clough water course</u> - <u>Risk of surface water flooding</u> - <u>Rights of Way (Elland 052)</u> - <u>Industrial site to south (Sia Fibral)</u> - <u>Wildlife Habitat Network.</u> - <u>Deciduous woodland (UK BAP priority habitat)</u> - <u>Potential air quality impact</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Provision of 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 SuDS scheme should take account of existing biodiversity and take the form of wet woodland, fen, marsh, wet grassland or standing water in basins.</u> - <u>The WHN and a 10 - 20 m buffer should be excluded from the developable area and planted with locally native trees and shrubs.</u> - <u>Existing hedgerows should be retained and restored. Additional locally native species rich hedgerows should be planted. Trees should be retained where possible.</u> - <u>Provision of Open Space</u> - <u>Retention of the stone boundary walls around the site should be sought wherever possible.</u> - <u>Safeguard right of way (Elland 052)</u> - <u>Strong and defensible boundary between the New Housing Site and the Green Belt will be required.</u> - <u>Have regard to the West Yorkshire Low Emission Strategy which has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts.</u> - <u>Creation of a gateway into Greetland at the north west corner of the site. The land will be free from development and landscaped to ensure the provision of an attractive gateway.</u> 	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			- Site requires masterplanning in accordance with Policy IM7.	
MM219	93	LP0964	Indicative density (dph): 28 <u>31</u> Indicative Capacity: 14 <u>15</u>	Update
MM220	94	LP0978	Reports Required <u>- Ecological Impact Assessment</u> Site Specific Considerations - Provision of SuDS. - Consideration to recommendations provided in HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - Provision of Open Space.	Update / clarification
MM221	95	LP1030	Indicative developable site area: 0.38 <u>0.39</u> Constraints - Wildlife Habitat Network. - Deciduous woodland (UK BAP Priority habitat) - Blackley Baptist Church, Blackley Chapel House and Prospect View 3 listed buildings 250m south of site (Grade II listed) - Existing industrial and commercial development to south of site. - Access arrangement (third party land) Reports required - Noise Impact Assessment - Third party land agreement. Site Specific Considerations - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt. - Provision of green and blue infrastructure on site such as SuDS and green roofs. - Adjacent site LP0959 to ensure development links to enable access to site LP1030 from Blackley Road. - Reduce developable area by 30% at eastern side of site and plant with locally native trees and shrubs. - Third Party land is required to enable access from South Parade (Highways Development Management).	Update / clarification

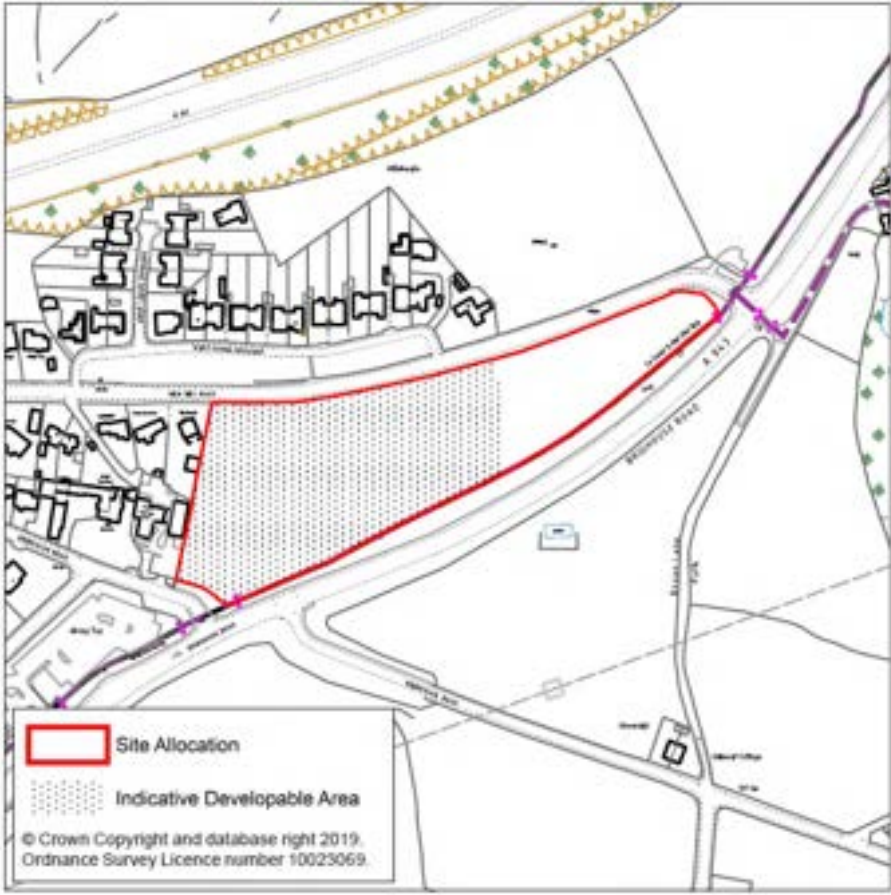
Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>- Consideration to recommendations provided within the HIA. Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</p>	
MM222	97	LP1407	<p>Site deleted from the Local Plan Land off Scar Bottom Lane, Greetland, Elland, HX4 8PQ</p> 	<p>Update</p> <p>This site has been removed from the Local Plan, to avoid significant harm to the character and appearance of the locality, and to the setting of Greetland and the adjoining historic buildings.</p> <p>See the Inspector's Post Hearings Letter INS18</p>

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>Site area (Ha): 0.44 Indicative developable area (dph): 0.44 Indicative density: 36 Indicative capacity: 16 Land Type: Greenfield Ownership: Private</p> <p>Constraints:</p> <ul style="list-style-type: none"> -Wildlife Habitat Network -Local Wildlife Site and SEGI (150m away) -UK BAP Priority Habitat — Deciduous woodland -History of surface water flooding -Access <p>Reports Required:</p> <ul style="list-style-type: none"> — Flood Risk Assessment — Transport Assessment — Amphibian Survey — Third Party Land <p>Site Specific Considerations:</p> <ul style="list-style-type: none"> — Provision of green and blue infrastructure on site such as SuDS and green roofs — Enhance woodland links to the north-east (Wildlife Habitat Network and deciduous woodland) — Plant the buffer with locally native shrubs and implement a programme of woodland management. - Improvements to Scar Bottom Lane (including footways and street lighting) and at its junction with Rochdale Road. 	
MM223	CC39: 21	LP1567	<u>LP1567 Land adjacent to Exley Lane, North of Elland, Elland</u>	Clarification

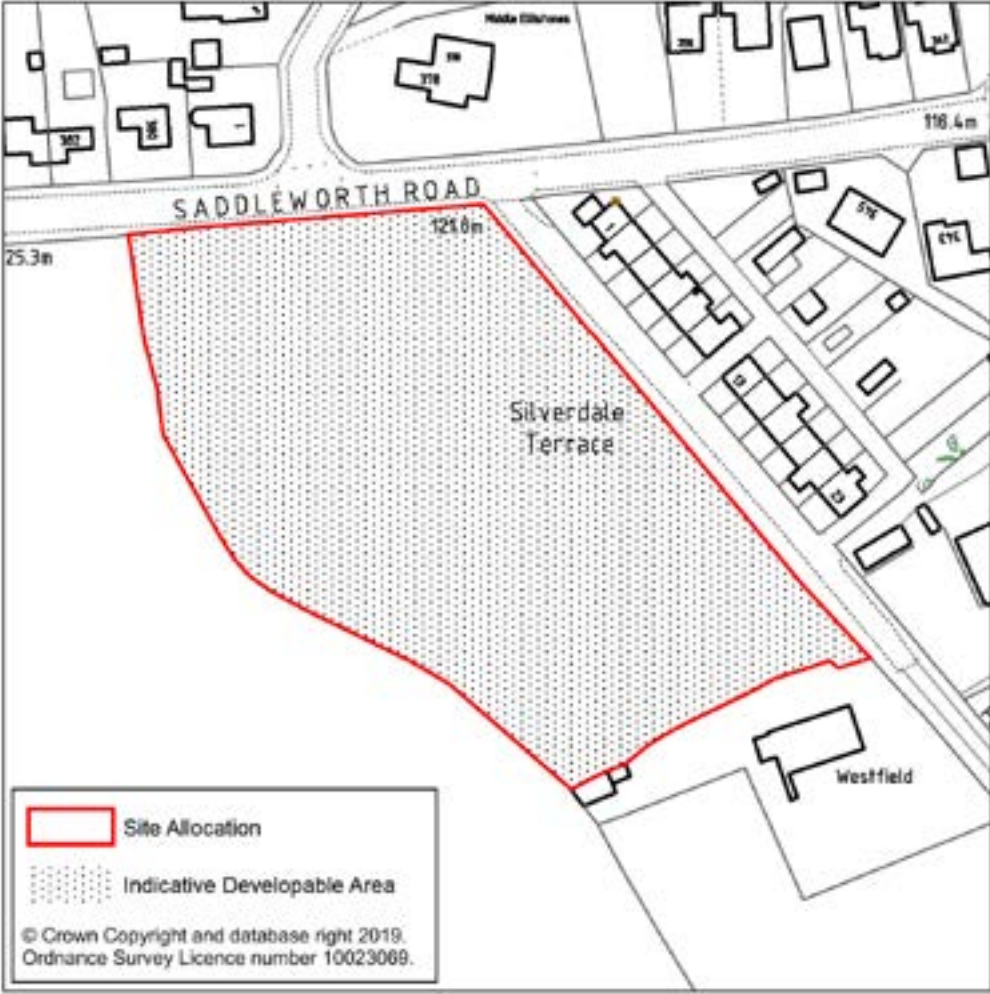
Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p> <i>Site Area (ha):-20.54</i> <i>Indicative developable sites area: 15.46</i> <i>Indicative density (dph): 29</i> <i>Indicative capacity: 450</i> <i>Land type: Greenfield</i> <i>Ownership: Private</i> </p>	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>Constraints</u></p> <ul style="list-style-type: none"> - <u>Potential to increase surface water flooding</u> - <u>Plains Lane Drain and Wood Nook Drain</u> - <u>Wildlife Habitat Network</u> - <u>Right of Way - Elland 011 (outside developable area)</u> - <u>Elland Park Wood Ancient Woodland and Local Wildlife Site</u> - <u>Archaeological Site PRN3995 (Elland Park – Medieval Deer Park)</u> - <u>Archaeological Site PRN10978 (Farm buildings associated with Elland Old Hall)</u> - <u>Park Wood Crematorium (a locally important Historic Park and Garden)</u> - <u>Noise from industrial and commercial uses / road traffic noise</u> <p><u>Reports Required</u></p> <ul style="list-style-type: none"> - <u>Flood Risk Assessment, to be informed by a Hydrological Assessment of Plains Lane Drain and Wood Nook Drain</u> - <u>Transport Assessment and Travel Plan including assessments of local junctions.</u> - <u>Predetermination Archaeological Evaluation</u> - <u>Noise Impact Assessment</u> - <u>Preliminary Ecological Appraisal</u> - <u>Ecological Impact Assessment and Ecological Management Plan</u> <p><u>Site Specific Consideration</u></p> <ul style="list-style-type: none"> - <u>Provision of blue and green infrastructure on site (such as SuDS & Green Roofs) is required to maximise infiltration and storage of rain water. The SUDs scheme should take account of existing biodiversity and take the form of fen, marsh, wet woodland, wet grassland or standing water in basins.</u> - <u>The impact on views from the Crematorium should be considered.</u> - <u>A site specific policy is required to ensure the retention of a strong and defensible boundary between the allocation for housing and the Green Belt.</u> - <u>The developable area should be reduced by providing a 10m buffer adjacent to the Wildlife Habitat Network on the north section and adjacent to the railway, Elland Park Wood and the woodland by the caravan park on the south section.</u> - <u>As proposed, to restore a gap in the Wildlife Habitat Network, a belt of native woodland should be planted.</u> - <u>Increased recreation impact on nearby sites of ecological importance will need mitigation.</u> - <u>Remove the section of the allocation from within Elland Park from the developable area</u> - <u>Full assessment of impacts on Elland Park</u> 	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><i>- Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</i></p> <p><i>- Site layout should take into account the steep topography of the north western slopes, and consideration be given to using this land for landscaping/open space. The precise extent of landscaping/open space to be determined through masterplanning.</i></p> <p><i>- Site requires masterplanning in accordance with Policy IM7.</i></p>	
MM224	CC39: 23	LP1616	<p><u>LP1616 Land at Ainley Top, South West of the Junction of the A643/New Hey Rd, Ainley Top, Elland</u></p>	Clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p> <u>Site Area (ha): 2.19</u> <u>Indicative developable sites area: 1.60</u> <u>Indicative density (dph): 30</u> <u>Indicative capacity: 48</u> <u>Land type: Greenfield</u> <u>Ownership: Private</u> <u>Constraints</u> </p>	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - <u>Potential risk of increase surface water flooding</u> - <u>Gernhill Wood Ancient Woodland</u> - <u>Castle Hill (Scheduled Ancient Monument)</u> - <u>Park Gates and Pair of Lodges to Fixby Hall (Grade II)</u> - <u>Road Traffic Noise</u> <p><u>Reports Required</u></p> <ul style="list-style-type: none"> - <u>Flood Risk Assessment, to include Hydrological assessment</u> - <u>Transport Assessment</u> - <u>Noise Impact Assessment</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Green and blue Infrastructure on site such as SuDS and green roofs.</u> - <u>Plant native species-rich hedgerows along boundaries.</u> - <u>Provide mitigation for adverse impact on Gernhill Wood Ancient Woodland by incorporating accessible natural greenspace, with species-rich locally native grassland, in the design.</u> - <u>Consideration to advice contained within the West Yorkshire Low Emission Strategy.</u> - <u>Provision of Open Space.</u> - <u>Strong and defensible boundary between the New Housing Site and the Green Belt will be required.</u> - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	
MM225	CC39: 24	LP1625	<u>LP1625 Land to the west of Silverdale Terrace, Greetland, Elland, HX4 8NQ</u>	Clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p><i>Site Area (ha): 1.01</i> <i>Indicative developable sites area: 1.01</i> <i>Indicative density (dph): 30</i></p>	

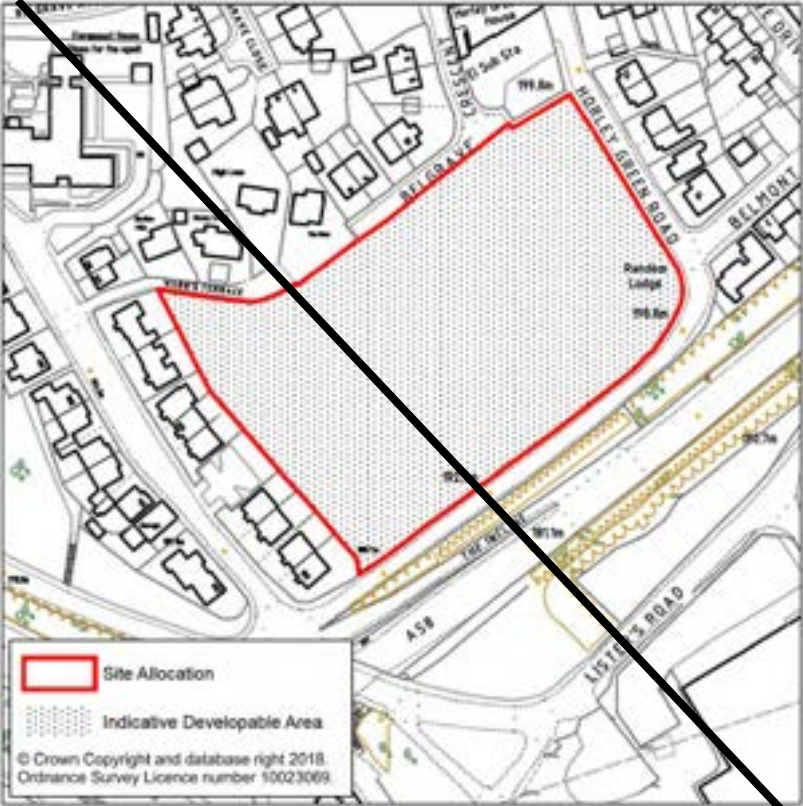
Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><i>Indicative capacity: 30</i> <i>Land type: Greenfield</i> <i>Ownership: Private</i></p> <p><u>Constraints</u> - <i>Risk of surface water flooding</i> - <i>Site of archaeological interest (SWYOR-6B3838)</i></p> <p><u>Reports Required</u> - <i>Transport Assessment</i> - <i>Flood Risk Assessment</i> - <i>Post-determination archaeological condition</i></p> <p><u>Site Specific Considerations</u> - <i>Provision of green and blue Infrastructure on site such as SuDS and green roofs.</i> - <i>Plant locally native species rich hedgerows on boundaries.</i> - <i>Provision of Open Space.</i> - <i>Retention of the stone boundary walls and any other features of historic interest should be sought wherever possible.</i> - <i>Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt.- Site requires masterplanning in accordance with Policy IM7.</i></p>	
MM226	98	LP1657	<p>Site Area (ha): 0.76 <u>0.75</u> Indicative developable site area: 0.76 <u>0.75</u> Indicative density (dph): 45 <u>40</u> Indicative Capacity: 34 <u>30</u></p> <p>Reports required -Third Party Land Control</p> <p>Site specific considerations -Whitwell Green Lane to be upgraded to increase carriageway width and to enable the provision of new footways on both sides. - <i>Traffic calming measures between the site and Dewsbury Road.</i> - <i>Improvements at the Dewsbury Road junction including providing a right turn lane pocket with white lining</i></p>	Update / clarification

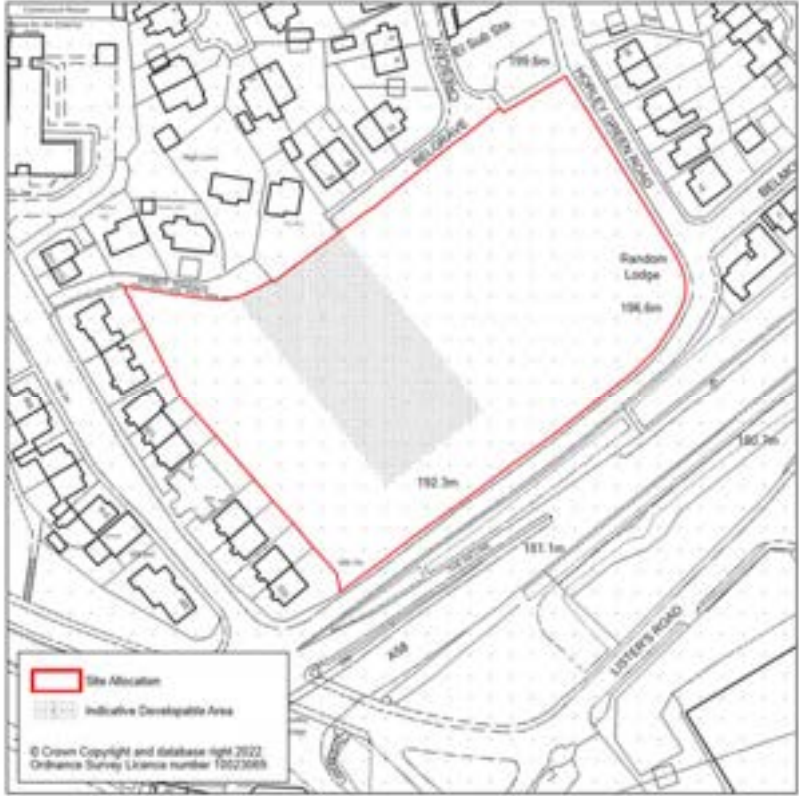
SD01.2: MAIN MODIFICATIONS TO PUBLICATION VERSION LOCAL PLAN APPENDIX 1 (SITE ALLOCATIONS - SUPPORTING INFORMATION)

HOUSING ALLOCATIONS

HALIFAX

Modification Reference	Page	Site Ref	Tracked Change	Reason
MM227	99	LP0046	<p>Site area (ha) 0.75 <u>0.74</u> Indicative developable site area 0.70 <u>0.69</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Access - Substandard Visibility Splays & narrow - Local Wildlife Site - Beechwood Park LNR/LWS - Contaminated land - Grade II Listed Building - Threapcroft Farm to the west - Rights of Way (Halifax 251) 	Update / correction

Modification Reference	Page	Site Ref	Tracked Change	Reason
MM228	100	LP0103		<p>Update</p> <p>To ensure that the development does not harm views on the approach into Claremount from along Horley Green Road and that the compensatory open space provision makes a positive contribution to the appearance and setting of the surrounding street scene.</p>


Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p> Maximum developable site area: 4.25 <u>0.25</u> Maximum Density: 45 <u>56</u> Maximum Capacity: 56 <u>14</u> </p> <p> Site Specific Considerations - Provision of SuDS through green and blue infrastructure </p>	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - Restore an area of lowland meadow to be used as open space by supplementary planting with appropriate species and management. - <i>Consider recommendations of the West Yorkshire Low Emission Strategy.</i> West Yorkshire Low Emission Strategy has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts. - <i>Development proposals should include compensatory on-site open space provision that provides significant qualitative enhancements to the remaining Public Open Space at the site. Compensatory provision should include an equipped play area and other appropriate facilities/features with the remaining Public Open Space being located where visibility is maximised, and it makes a positive contribution to the appearance and setting of the surrounding street scene.</i> - Consider the impact on visual amenity currently provided by the site. 	
MM229	102	LP0234	<p>Site Area (ha): 3.33 <u>3.32</u> Indicative developable site area: 2.52 <u>2.51</u> Indicative Density (dph): 37 <u>39</u> Indicative Capacity: 93 <u>98</u></p> <p>Constraints:</p> <ul style="list-style-type: none"> - Surface water run off - Flood Risk - Contaminated Land - Within MSA - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports Required</p> <ul style="list-style-type: none"> - Transport Assessment - Travel Plan with assessments of Raw Lane/A629 and Moor End Rd / Heath Hill Rd - Contaminated Land Report - Flood Risk Assessment - <u>Landscape Impact Assessment</u> - <u>Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology</u> 	Update / clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>- <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SACf1009</u></p> <p>- <u>Habitat Regulations Assessment (HRA)</u></p> <p>Site specific considerations:</p> <ul style="list-style-type: none"> - Reduce developable land by providing a buffer of 10m around the site and around the woodland within the site. - Retain the vegetation within these buffers and supplementary plant with locally native shrubs. - Restore an area of lowland meadow to be used as open space by supplementary planting with appropriate species and management. - Provision of SuDS - Provision of green and blue infrastructure <p>- <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u></p> <p>- <u>Where likely significant effects have not been ruled out:</u></p> <p><u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u></p> <p><u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u></p> <p><u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u></p> <p><u>Monitoring of impacts to assess bird use over time</u></p>	
MM230	103	LP0238	<p>Constraints:</p> <ul style="list-style-type: none"> - Potential for increased surface water run-off - Potential impact on the South Pennine Moors SPA/SAC/SSSI - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports Required:</p> <ul style="list-style-type: none"> - Capacity building of existing drainage network - Transport Statement - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> 	Clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>- Habitat Regulations Assessment (<u>HRA</u>)</p> <p>Site specific considerations:</p> <ul style="list-style-type: none"> - Provision of SuDS and network capacity building - Assessment may be required of Clough Lane / Mixenden Road mini-roundabout - Plant area of dense native shrubs - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> 	
MM231	104	LP0242	<p>Constraints:</p> <ul style="list-style-type: none"> - Surface water run off - Access - Sewer - Ecology – South Pennine Moors SPA/SAC/SSSI - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports Required:</p> <ul style="list-style-type: none"> - Access Design - Transport Statement - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - Habitat Regulations Assessment (<u>HRA</u>) <p>Site specific considerations:</p> <ul style="list-style-type: none"> - Provision of SuDS - Provision of green and blue infrastructure 	Clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - Provision of Open Space (amenity greenspace) - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> 	
MM232	105	LP0261	<p>Site Area (ha): 2.69 <u>2.68</u> Indicative developable site area: 2.69 <u>2.68</u> Indicative density (dph): 34 <u>29</u> Indicative Capacity: 91 <u>77</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Consider provision of public open space required as part of development of this site and adjacent site - <u>Development proposals should include suitable mitigation for the loss of land that was last used as a Multi-Use Game Area (MUGA). Compensatory Open Space provision should include qualitative improvements to other 3G pitches/MUGAs in the local area and should be calculated in conjunction with sites LP0523 & LP1368.</u> - <u>Development proposals should retain the hedgerows and standard trees located to the north of Furness Gardens.</u> 	Update / clarification
MM233	106	LP0353	Indicative developable site area: 0.33 <u>0.32</u>	Update
MM234	107	LP0397	<p>Site number LP0397 Land adjacent to Daisy Bank, Savile Park, Halifax, HX1</p>	<p>Clarification</p> <p>This site has been removed from the Local Plan, due to suitability and deliverability issues in relation to site access. See the</p>


Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p>Site area (Ha): 0.52 Indicative developable site area: 0.52 Indicative density (dph): 20 Indicative capacity: 10</p> <p>Land type: Greenfield Ownership: Private</p> <p>Constraints</p> <ul style="list-style-type: none"> - Surface water flood risk - Access only suitable for a small mews court type development of up to around 10 dwellings - Within Savile Park Conservation Area - Light spillage from adjacent tennis courts 	<p>Inspector's Post Hearings Letter INS28</p>


Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>Reports Required</p> <ul style="list-style-type: none"> - Hydrological Assessment - Capacity building of existing drainage network and well planned site investigations. - Protected Species Survey <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of green and blue infrastructure including SuDS - Boundary trees and shrubs should be retained, and native shrubs should be planted. - Consideration to recommendations provided within the HIA. - Provision of a stand-off to mitigate impacts of light spillage from Queens Tennis Club 	
MM235	108	LP0400	<p>Site Area (ha): 0.31 <u>0.29</u> Indicative developable site area: 0.31 <u>0.29</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Appropriate lighting scheme should be provided to mitigate against adverse ecological impacts - Consideration to recommendations provided within the HIA <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - <u>Retention and repair of the stone boundary wall.</u> - <u>Existing mature trees to be retained.</u> 	Update / clarification
MM236	110	LP0452	<p>Site Area (ha): 2.45 <u>2.44</u> Indicative developable site area: 2.45 <u>2.44</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Junction mitigation may be required at Ovenden Way/A629 - <u>Development proposals should include the provision of on-site open space facilities and/or the enhancement/provision of open space facilities within the catchment of the development</u> - <u>Development proposals should include the provision of a community garden/allotment and a small local play area.</u> 	Update
MM237	111	LP0454	<p>Indicative density (dph): 30 <u>21</u> Indicative capacity: 20 <u>14</u></p>	Update
MM238	113	LP0523	<p>Site Area (ha); 3.46 <u>3.45</u> Indicative developable site area: 3.46 <u>3.45</u></p>	Update / clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>Indicative density (dph): 30 <u>46</u> Indicative capacity: 104 <u>158</u></p> <p>Site Specific Considerations - <u>Development proposals should retain the hedgerows and standard trees located to the north of Furness Gardens.</u> - <u>Development proposals should include suitable mitigation for the loss of land that was last used as a Multi-Use Game Area (MUGA). Compensatory Open Space provision should include qualitative improvements to other 3G pitches/MUGAs in the local area and should be calculated in conjunction with sites LP0261 & LP1368.</u></p>	
MM239	114	LP0531	<p>Site Area (ha): 7.18 <u>7.16</u> Indicative developable site area: 4.34 <u>4.33</u> Indicative density (dph): 30 <u>29</u> Indicative capacity: 130 <u>127</u></p> <p>Site Specific Considerations - Evaluation of existing drainage network and suitability of SuDS - Creation of new access without undue impact on the A629 and feasibility of re-locating the bus layby and stop - Provide a 20m buffer from the Local Wildlife Site to planted with an MG1e type meadow mix and left unmanaged to scrub over - The field to the north as shown should be left as MG6 grassland and grazed or cut with a view to moving towards acid to neutral species rich grassland. - Consider the impact on visual amenity currently provided by the site. - Provision of buffer/screening between site and adjacent farm - <u>An area of at least 35m from Mason's Green Farm should be kept free of residential properties including gardens, to ensure appropriate separation distance is maintained to protect the amenity of the development.</u> - Consideration to recommendations in the West Yorkshire Low Emission Strategy</p>	Update / clarification
MM240	115	LP0683	<p>Site Specific Considerations - Layout and design to avoid flood risk impacts; <u>provision of blue and green infrastructure on site (such as SuDS & Green Roofs)</u> to maximise infiltration and storage of rain water; assessment of drainage network. - Access Design and Safety Auditing. - Planting of native species rich hedgerow on south western boundary.</p>	Clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - Visual impact of development to be considered. Consideration in design and layout to commercial and agricultural uses with appropriate stand offs included. - Consideration to recommendations provided within the HIA. <i>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</i> - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt 	
MM241	116	LP0814	Site Area (ha): 0.99 <u>0.98</u> Indicative developable site area: 0.99 <u>0.98</u> Indicative density (dph): 45 <u>55</u> Indicative capacity: 45 <u>54</u>	Update

MM242	117	LP0815	 <p>Site Allocation</p> <p>Indicative Developable Area</p> <p>© Crown Copyright and database right 2016. Ordnance Survey Licence number 100039669</p>	Update
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Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p>Site area (ha): 1.62 <u>1.33</u> Indicative developable area: 1.62 <u>1.33</u> Indicative density (dph): 45 <u>38</u> Indicative capacity: 73 <u>51</u></p>	
MM243	118	LP0950	Indicative developable site area: 1.80 <u>2.16</u> Indicative Capacity: 54 <u>64</u>	Correction
MM244	119	LP0968	Site Area (ha): 2.74 <u>2.70</u> Indicative developable site area: 2.74 <u>2.70</u> Site Specific Considerations - Provision of SuDS - Access and setting back of boundary walls - Retention of stone boundary walls and of trees - Assessment of any harm to Heritage Assets in neighbouring area	Update / correction / clarification


Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>- Robust boundary between allocation and Golf Club; stand off and any necessary physical mitigation between allocation and club house</p> <p><i>- <u>Development proposals should include suitable mitigation to compensate for the loss of existing on-site open space. The loss of part of the golf club (1.5 holes) should be compensated for by re-providing this on the adjoining public open space located at Roils Head playing fields. The consequential loss of Public Open Space should be compensated for by making qualitative improvements to the remaining open space and the clubhouse and by undertaking suitable ecological enhancements both on-site and in the immediate locality.</u></i></p> <p>- Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt</p>	
MM245	CC39: 25	LP0983	<p><u>LP0983 Land at Maltings Road, Wheatley, Halifax</u></p>  <p>© Crown Copyright and database right 2022 Ordnance Survey Licence number 100039088</p>	Update / clarification


Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>Site Area (ha): 1.35</u> <u>Indicative developable site area: 0.86</u> <u>Indicative density (dph): 35</u> <u>Indicative capacity: 30</u> <u>Land type: Greenfield</u> <u>Ownership: Private</u></p> <p><u>Constraints</u></p> <ul style="list-style-type: none"> - <u>Historic land drainage issues</u> - <u>UK BAP Priority habitat on site - Deciduous woodland</u> - <u>Potential for contaminated land</u> - <u>Noise in relation to nearby depot</u> - <u>Old Maltings at Fountain Head Brewery (Grade II Listed Building)</u> <p><u>Reports Required</u></p> <ul style="list-style-type: none"> - <u>Transport Assessment</u> - <u>Contaminated Land Assessment</u> - <u>Noise Impact Assessment</u> - <u>Flood Risk Assessment</u> - <u>Woodland Management Plan</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Provision of SuDS; Provision of green and blue infrastructure; Provision of storage for storm water run-off; realignment of retaining wall of the adjacent area.</u> - <u>Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt</u> - <u>Deciduous woodland to remain excluded from the developable land; woodland management to be prepared and implemented; boundary trees and shrubs to be retained</u> - <u>Mitigate for disturbance to stream, woodland and SPA/SAC.</u> 	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>- Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u></p> <p><u>- Any mitigation measures identified in the contaminated land and noise impact assessments to be implemented.</u></p>	
MM246	120	LP0990	<p>Site Area (ha): 1.07 <u>1.06</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Potential surface water flooding - Access - <u>Historical Rights of Way</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of green and blue infrastructure, such as SuDS - Drawing showing access with sufficient visibility and gradient. - Mitigation may be required at Shroggs Road / A629 junction and Straight Lane / A629 junction - Ensure strip 10m wide along southern boundary not included in developable boundary, restore to acid grassland and manage appropriately. - Consideration to visual impact of development. - Retention of stone boundary walls and of trees - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt - <u>Provision is made to enhance other recreational space in the area.</u> - <u>Retain and enhance historical rights of way within the site including the need for pedestrian access onto Denfield Lane.</u> 	Update
MM247	121	LP1004	<p>Reports Required</p> <ul style="list-style-type: none"> - Contaminated Land Assessment - Noise Impact Assessment (road noise) - Hydrological Assessment - Warley Clough water course - Topographic survey and feasible layout drawing of access/junction - Bat Survey - <u>Landscape Impact Assessment</u> <p>Site Specific Considerations</p>	Clarification

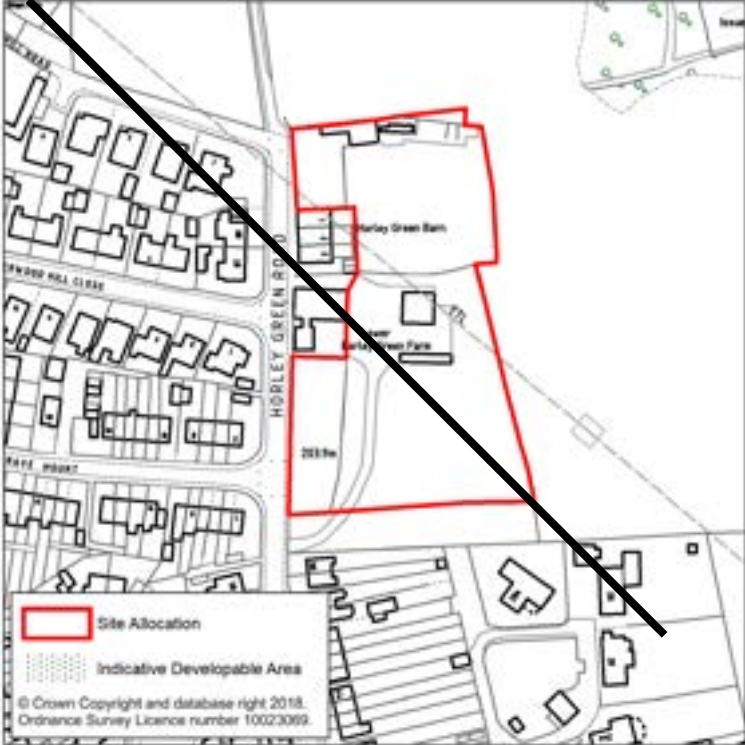
Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - <u>Provision of green and blue infrastructure on site such as</u> SuDS/green roofs, provision of storage for storm water run-off. - Consideration to recommendations provided within the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - <u>The buildings identified in the Heritage Impact Assessment as making an important contributing to the character of the Conservation Area should be retained and reused.</u> - Measures to address traffic noise from Burnley Road - Retain native trees where possible, and plant native trees and shrubs on boundaries. 	
MM248	122	LP1009	<p>Indicative Capacity: 55 <u>38</u></p> <p>Constraints:</p> <ul style="list-style-type: none"> - Potential increase in surface water flooding - Less than 2km from South Pennines SPA/SCA/SSSI - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports required:</p> <ul style="list-style-type: none"> - Flood Risk Assessment - Transport Statement - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - Habitat Regulations Assessment (<u>HRA</u>) <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Access road design and widening - Measures to reduce pressure on South Pennines SSSI/SAC/SPA - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> 	Update / clarification


Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u></p> <p><u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u></p> <p><u>Monitoring of impacts to assess bird use over time</u></p> <p><u>- Development proposals should include the provision of on-site open space facilities and/or the enhancement/provision of open space facilities within the catchment of the development.</u></p>	
MM249	123	LP1019		Clarification / update


Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p>Site Area (ha): 1.32 <u>1.27</u> Indicative Developable Site Area: 1.13 <u>1.09</u> Indicative Density: 36 <u>25</u> Indicative Capacity: 41 <u>27</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Retain and enhance woodland on site excluded from developable area - Provision of SuDS; Provision of green and blue infrastructure; Provision of storage for storm water run-off - Consider the impact on visual amenity currently provided by the site. - Consideration to recommendations provided within the HIA (including retention of tree belt) 	


Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>to east with enhancement/management/maintenance) <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u></p> <ul style="list-style-type: none"> - <u>The mature tree belt along the site's eastern boundary shall be retained and reinforced</u> - Consideration to recommendations in the West Yorkshire Low Emission Strategy. - A site specific policy would be required to create <u>Ensure the creation of</u> a strong and defensible boundary between the allocation for housing and the Green Belt. 	
MM250	CC39: 26	LP1128	<p>LP1128 Land off Park Lane, Siddal, Halifax</p>  <p><i>Site area (ha): 1.06</i> <i>Indicative developable site area: 1.06</i></p>	Clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>Indicative density (dph): 36</u> <u>Indicative capacity: 38</u> <u>Land type: Greenfield</u> <u>Ownership: Private</u></p> <p><u>Constraints</u> - <u>Topography</u> - <u>Possible Land Contamination</u></p> <p><u>Reports Required</u> - <u>Topographic Survey/Transport Assessment/Travel Plan, Access junction design</u> - <u>Flood Risk Assessment</u> - <u>Contaminated Land Assessment</u></p> <p><u>Site Specific Considerations</u> - <u>Surface water management and SuDS application.</u> - <u>Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt.</u> - <u>Possible contribution to mitigation at Jubilee Rd / A629 junction.</u> - <u>Widening of carriageway and footway required to provide a continuation of the same carriageway width with the existing footway extending into the site.</u></p>	

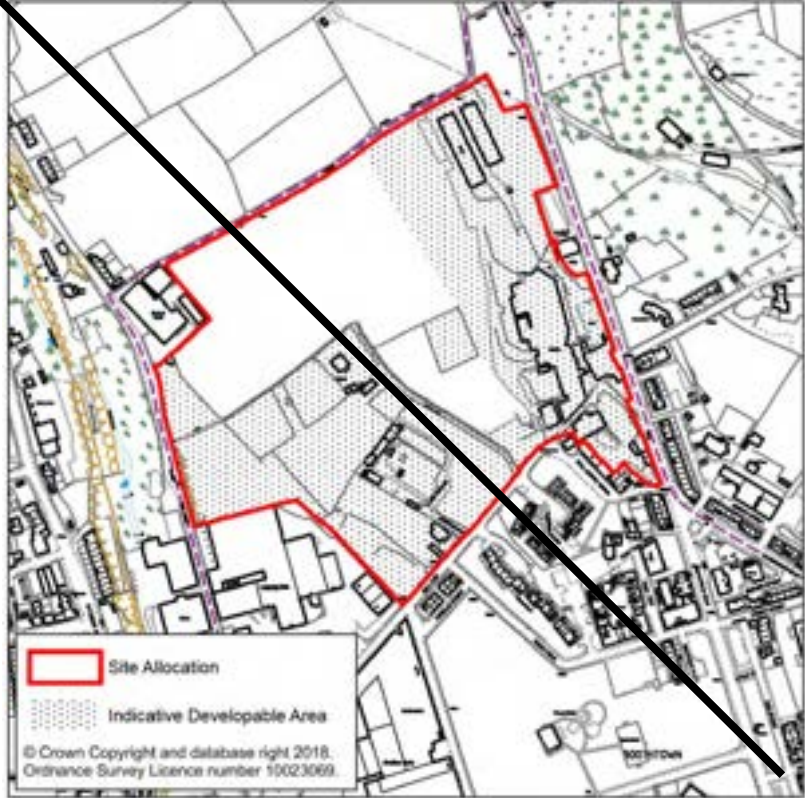
Modification Reference	Page	Site Ref	Tracked Change	Reason
MM251	124	LP1137	 <p>Site Allocation</p> <p>Indicative Developable Area</p> <p>© Crown Copyright and database right 2018. Ordnance Survey Licence number 100023069.</p>	Correction


Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p>Site Area (ha): 0.84 <u>0.78</u> Indicative developable site area 0.84 <u>0.78</u></p> <p>Reports Required</p> <ul style="list-style-type: none"> - Transport Statement. - Contaminated Land Assessment - <u>Landscape Impact Assessment</u> 	

Modification Reference	Page	Site Ref	Tracked Change	Reason
MM252	125	LP1180	 <p>The image is a site plan map for site LP1180. It shows a residential or commercial development area with various buildings, roads, and green spaces. A red outline indicates the 'Site Allocation' area, and a hatched area indicates the 'Indicative Developable Area'. A large black diagonal line is drawn across the map from the top-left to the bottom-right. A legend in the bottom-left corner of the map area identifies the red outline as 'Site Allocation' and the hatched area as 'Indicative Developable Area'. Below the legend, there is a copyright notice: '© Crown Copyright and database right 2015. Ordnance Survey Licence Number: 100029094'.</p>	Clarification / update / correction

Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p>Site Area (ha) 2.61 <u>2.60</u> Indicative Developable Area: 1.51 <u>0.38</u> Indicative density (dph): 42 166</p> <p>Constraints</p> <ul style="list-style-type: none"> - Flooding - Ovenden Brook and surface water - Lowland Mixed Deciduous Woodland - <u>Wildlife Habitat Network.</u> - Heritage - Old Lane Mill and Former Boiler House and Attached Chimney to North of Old Lane Mill (Grade II* Listed Buildings), Ackroyden Conservation Area, possible archaeological remains - Contaminated Land - Noise - waste transfer station and road <p>Reports Required</p> <ul style="list-style-type: none"> - Transport Assessment & Travel Plan for site and mitigation proposals 	

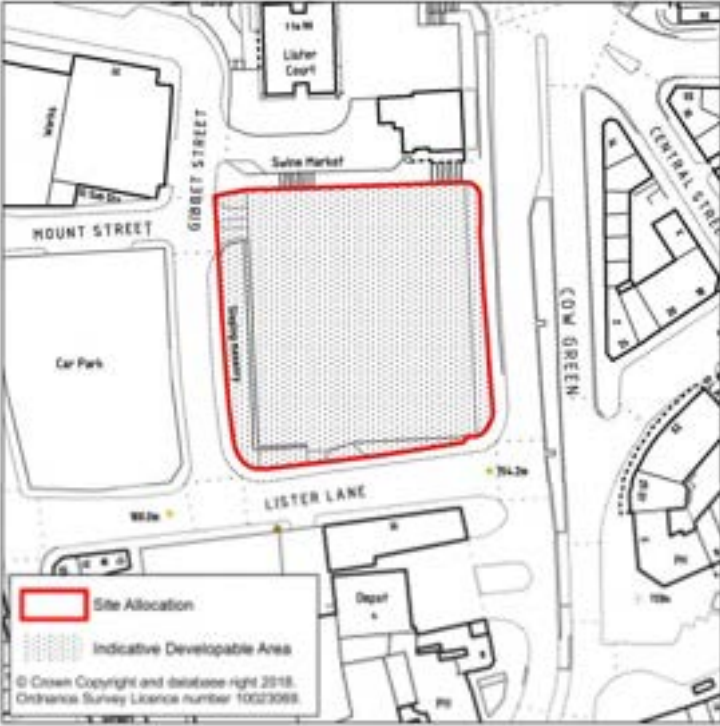
Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>- Flood Risk Assessment & Hydrological assessment of Ovenden Brook and surface water evaluation, <u>to include:</u></p> <ul style="list-style-type: none"> • <u>Flood risk hydraulic modelling of Ovenden Brook</u> • <u>Emergency Access and egress plans (to be provided to the LPA for consideration and agreement with the Council's emergency planners)</u> • <u>Specific consideration being given to impacts from historic flooding, such as recent flood events in Calderdale</u> • <u>Specification for sites contained in flood zones 2 and 3 that any more or highly vulnerable uses may not be permitted on the ground floor</u> • <u>Following a sequential approach to the layout of the site – i.e. locating development in areas of least flood risk</u> • <u>Consideration of Surface Water Flood Risk</u> <p>- Archaeological recording in advance of development - Contaminated Land Assessment - Predetermination Archaeological Evaluation Noise Impact Assessment</p> <p>Site Specific Considerations</p> <p>- Remove woodland from developable area - Consideration to recommendations provided within the HIA including linking of new development to conversion of mill buildings. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>The undeveloped areas surrounding the Listed Buildings identified in the Heritage Impact Assessment as being of High Sensitivity shall remain free of development.</u> - <u>Development proposals shall secure the repair and sensitive restoration of the Listed Building.</u> - Measures to address noise from waste transfer station and road. - <u>Site requires masterplanning in accordance with Policy IM7.</u></p>	
MM253	128	LP1197	<p>Site Area (ha): 1.09 <u>1.08</u> Indicative developable siite area: 1.09 <u>1.08</u></p>	Update

Modification Reference	Page	Site Ref	Tracked Change	Reason
MM254	130	LP1216		Update

Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p data-bbox="629 1054 1093 1182"> Site Area: 9.6 <u>4.71</u> Indicative Developable Area: 6.57 <u>3.20</u> Indicative density (dph): 30 <u>29</u> Indicative Site Capacity: 197 <u>94</u> </p> <p data-bbox="629 1222 1272 1377"> Constraints - Potential for Fluvial (Ovenden Brook) and Pluvial Flooding - Public rights of way (Halifax 435, 436 and 736) - Semi improved species rich grassland - <u>Wildlife Habitat Network</u> </p>	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - Overhead Power Line - Multiple Ownerships - Substandard alignment on Broad Tree Road towards junction with A629 - Proximity to Listed Buildings (Boothtown House and 21-25 Hall Street North) - Archaeological site PRN4718 Site of 14th Century Boothtown Hall, site also contains PRN5443 - Impact of industrial, commercial and road traffic noise to the west - Contaminated Land <p>Reports required</p> <ul style="list-style-type: none"> - Flood Risk Assessment - More investigations into route to/from site. Full Transport Assessment and Travel Plan and access junction proposals to distribute the peak hour trips sufficiently such that the impact on the CAT 2 A629 would be acceptable. - Bat Survey - <u>Preliminary Ecological Appraisal and protected species surveys required alongside a sensitive landscape plan (including SuDS) to ensure there is no fragmentation of CWHN and a net gain in biodiversity.</u> - Desk based assessment and archaeological field evaluation should be undertaken prior to development in line with NPPF. - Noise Impact Assessment - Contaminated Land Assessment <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - 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 - Realignment of retaining wall of the adjacent area of the development to mitigate drainage - Improvements will be required to Broad Tree Road and probably at A629 - <u>Access improvements required to Grantham Road</u> - <u>Permeable pedestrian and cycle access required between site LP1216 and LP1229</u> - Remove Semi improved species rich grassland from developable area - Provide for long term ecological management of species rich grassland - Plant species rich hedgerows on boundaries using locally native species - Consideration to recommendations provided within the HIA - PRN5443 - may recommend archaeological condition if development permitted - Layout to consider overhead power lines - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	
MM255	132	LP1229	Site Area (ha): 16.68 <u>16.62</u>	Update / clarification


Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>Indicative developable site area: 15.79 <u>15.74</u> Indicative density (dph): 30 <u>36</u> Indicative capacity: 474 <u>562</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Ecology - proximity to Ovenden Brook, and lowland mixed deciduous woodland – UK BAP Priority Habitats. - Site access - full signalised junction likely to be required on A629. - <u>Unstable Land</u> - Over Head Powerlines. - Potential to increase surface water run off. - Flooding - adjacent to Ovenden Brook. - Various archaeological assets near by. - Rights of Way (Halifax 429 & 433). - Third party land, if required, to achieve access over Ovenden Brook. <p>Reports Required</p> <ul style="list-style-type: none"> - Flood Risk Assessment, including Hydrological Assessment - Investigations into existing drainage network. - Layout including detail of how traffic could be accommodated adequately on the local road network and the A629 in particular. - Full Transport Assessment and Travel Plan. - Access Junction and Topographical survey. - Road Safety Assessment. - Ecological Impact Assessment (informed by a bat survey). - Recommend archaeological desk-based assessment. - Third party land control. - <u>Land Stability Report.</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of green and blue infrastructure, including SuDS. - Stand off from Ovenden Brook to be planted with locally native species, and to be excluded from residential gardens/public space. - <u>Explore opportunities to deculvert Ovenden Brook where possible</u> - <u>Assess the impact of retaining the culvert on the effectiveness of the Wildlife Habitat Network and seek opportunities to improve habitats</u> - Remove lowland mixed deciduous woodland from indicative developable area. 	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - Minimise light pollution and other disturbance to the beck. - Consider the impact on visual amenity currently provided by the site. - Consider location of overhead powerlines in the design and layout of any scheme. - Third party land, if required, to achieve access over Ovenden Brook. - No increase in development footprint for the area within FZ3ai. - <u>Permeable pedestrian and cycle access required between site LP1216 and LP1229</u> - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	
MM256	57	LP1292	<p><u>LP1292 Cow Green Car Park, Halifax</u></p> <p>*denotes modification to original site details when Mixed Use Site</p>  <p><i>Site area (Ha): 0.34</i></p>	Update / clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>Indicative developable site area: 0.34</u> <u>Indicative density (dph): 265*</u> <u>Indicative capacity: 141 90*</u> <u>Land type: Brownfield</u> <u>Ownership: Public</u></p> <p><u>Constraints</u> - <u>Adjacent to Halifax Town centre Conservation Area</u> - <u>Proximity to Listed Buildings</u> - <u>Potential land contamination</u></p> <p><u>Reports required</u> - <u>Site investigation and assessment of existing surface water drainage network.</u> - <u>Transport Statement</u> - <u>Land Contamination Report</u> - <u>Noise Impact Report</u></p> <p><u>Site Specific Considerations</u> - <u>Provision of SuDS</u> - <u>Retain areas of open space</u> - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting*</u> - <u>Mitigation for potential impact of traffic noise</u> - <u>Site requires masterplanning in accordance with Policy IM7*.</u></p>	
MM257	134	LP1368	<p>Indicative density (dph): 36 23 Indicative capacity: 9 6</p> <p>Site Specific Considerations - <u>Development proposals should retain the hedgerows and standard trees located to the north of Furness Gardens.</u> - <u>Provision of public open space required as part of development of this site and adjacent site</u> - <u>Development proposals should include suitable mitigation for the loss of land that was last used as a Multi-Use Game Area (MUGA). Compensatory Open Space provision should include qualitative improvements to</u></p>	Update / clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<i>other 3G pitches/MUGAs in the local area and should be calculated in conjunction with sites LP0261 & LP0523.</i>	
MM258	135	LP1379	<p>Site Area (ha): 1.13 <u>1.14</u> Indicative developable site area: 1.13 <u>1.14</u> Indicative density (dph): 36 <u>38</u> Indicative capacity: 41 <u>43</u></p> <p>Constraints:</p> <ul style="list-style-type: none"> - Potential for increased surface water run-off - Land drainage issues - Possible land contamination - Site may support lowland meadow or lowland acid grassland UK BAP habitats - Wildlife Habitat Network - Right of Way (Halifax 214) - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports required:</p> <ul style="list-style-type: none"> - Flood Risk Assessment, to include a Hydrological Assessment - Transport Statement - Contaminated Land Assessment - Botanical Survey - <u>Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - <u>Habitat Regulations Assessment (HRA)</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of blue and green infrastructure, including SuDs - Consideration of the need for open space in the local area, and the impact on visual amenity currently provided by the site. - <u>Consider the impact on visual amenity currently provided by the site.</u> - <u>Development proposals should include suitable mitigation to compensate for the loss of existing on-site open space. Compensatory provision should be calculated in conjunction with adjacent site LP1547.</u> 	Update / clarification

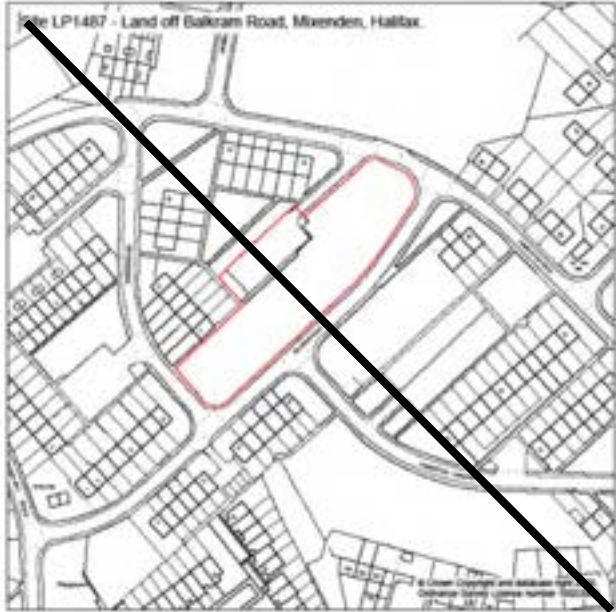
Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - Consider impact on UK BAP Priority Habitats and planting of locally native hedgerow to minimise damage to adjacent heathland and create area of locally native wildflower meadow nearby - Retain an Remove area of less improved grassland from developable area - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> 	

Modification Reference	Page	Site Ref	Tracked Change	Reason
MM259	CC39: 27	LP1409	<p><u>LP1409 Wood Lane, Off Ovenden Wood Road, Wheatley, Halifax, HX2 0TQ</u></p>  <p><u>Site area (ha): 4.31</u></p> <p><u>Indicative developable site area: 3.62</u></p> <p><u>Indicative density (dph): 30</u></p> <p><u>Indicative capacity: 109</u></p> <p><u>Land type: Greenfield</u></p> <p><u>Ownership: Private</u></p> <p><u>Constraints</u></p>	Correction / clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>- <u>Access from Wood Lane, without improvement, is not appropriate</u></p> <p>- <u>Surface water flooding risk / potential for increased surface water run-off.</u></p> <p>- <u>Adjacent to Hebble Brook and Dodgson Clough and deciduous woodland - UK Biodiversity Action Plan priority habitats.</u></p> <p>- <u>Wildlife Habitat Network</u></p> <p>Reports Required</p> <p>- <u>Flood Risk Assessment, including Hydrological Assessment and consideration of layout and design.</u></p> <p>- <u>Transport Assessment/Travel Plan and access proposals.</u></p> <p>- <u>Habitat Regulations Assessment should be undertaken. This should be informed by ornithological surveys (to include nocturnal golden plover surveys).</u></p> <p>Site Specific Considerations</p> <p>- <u>Consider design and layout with regards to flood risk.</u></p> <p>- <u>Realignment of retaining wall of the adjacent area.</u></p> <p>- <u>Provision of SuDS and green and blue infrastructure, taking account of existing biodiversity.</u></p> <p>- <u>Provision of buffer from the beck and associated wetland, and Wildlife Habitat Network; the latter to be planted with native grass seed.</u></p> <p>- <u>Consider the impact on visual amenity currently provided by the site.</u></p> <p>- <u>Open space would be required as part of any development since there are deficiencies in other typologies</u></p> <p>- <u>Improvements required to the Ovenden Wood Road and Wood Lane junction</u></p> <p>- <u>Provision of a safe pedestrian crossing across Hebble Brook</u></p>	
MM260	136	LP1425	Site Area (ha): 3.30 <u>3.29</u>	Update
MM261	137	LP1429	<p>Site Area (ha): 2.76 <u>2.75</u></p> <p>Indicative developable site area: 2.76 <u>2.75</u></p> <p>Indicative density (dph): 30 <u>39</u></p> <p>Indicative capacity: 83 <u>108</u></p> <p>Site Specific Considerations</p> <p>- Provision of SuDS</p> <p>- Consider impact of loss of tennis courts on provision in the area</p>	Update / correction / clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - <u>Development proposals should include compensatory open space provision for the loss of on-site tennis courts in the form of improvements to open space facilities in the immediate locality to include the enhancement of facilities at Beechwood Park or Holmfield Park.</u> - Consideration to recommendations made within the HIA <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - Reduce developable land by providing a buffer of 10m around the site and around the woodland within the site. Retain the vegetation within these buffers and supplementary plant with locally native shrubs. - <u>Plant boundaries with native species-rich hedgerows.</u> 	
MM262	138	LP1481	<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of green and blue infrastructure <u>on site such as</u> including of SuDS and green roofs - <u>Species rich native hedgerows should be planted on all boundaries</u> - Consideration to recommendations provided within the HIA <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Development proposals should include improvements to open space facilities in the immediate locality to include the enhancement of facilities at Beechwood Park or Holmfield Park.</u> - <u>Retain area of lowland mixed deciduous woodland.</u> 	Clarification
MM263	139	LP1486	<p>Constraints:</p> <ul style="list-style-type: none"> - Potential to increase surface water run off. - Potential for flooding from Clough Bank Beck - Site lies within the Natural England consultation zone for the South Pennine Moors SAC/SPA - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports Required:</p> <ul style="list-style-type: none"> - Hydrological Assessment of Clough Bank Beck and surface water assessment - Transport Statement - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - Habitat Regulations Assessment (HRA) <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Defence lines along the right bank of Clough Bank Beck and Flood resilience & 	Clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>resistance including SuDS</p> <ul style="list-style-type: none"> - Include consideration of the cumulative effect of adjacent Mixenden sites - Consideration of cumulative impact on provision of children's play and improvements to existing open space in the locality - <u>Compensatory Open Space provision should be calculated cumulatively for sites LP1486, LP1488 & LP1489 with enhanced facilities to be provided on new open space designation New-1487.</u> - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> 	
MM264	140	LP1487	<p>Site removed from Local Plan Land south of Hambleton Crescent, Mixenden, Halifax</p>	<p>Update</p> <p>Addition of new compensatory Open Space designation for sites LP1486, LP1488 & LP1489 as amenity green space for recreational use.</p>

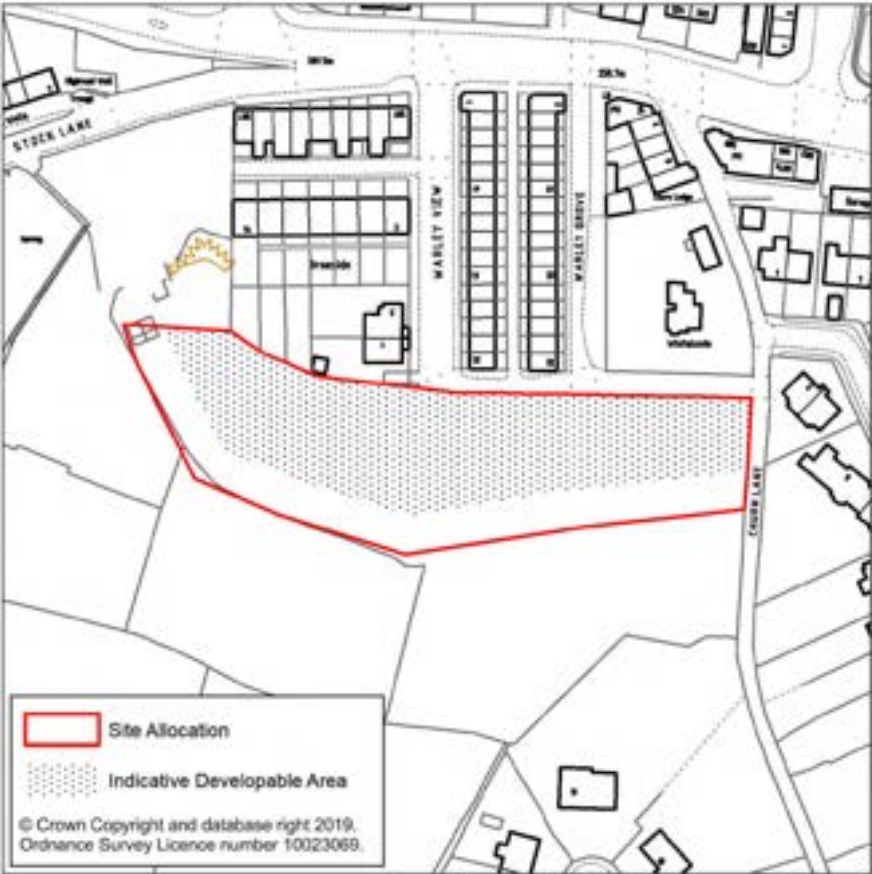
Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p>Site area (ha): 0.34</p> <p>Indicative developable area: 0.34</p> <p>Indicative density (dph): 40</p> <p>Indicative capacity: 14</p> <p>Land type: Greenfield</p> <p>Ownership: Private</p> <p>Constraints:</p> <ul style="list-style-type: none"> - Site lies within the Natural England Consultation Zone for the South Pennine Moors SPA/SAC - Potential for increased surfaced water run-off - Surface water flood risk from Cough Bank Beck 	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>Reports Required:</p> <ul style="list-style-type: none"> - Hydrological assessment of Clough Bank Beck and surface water assessment - Transport Assessment/Cumulative effect of adjacent Mixenden Sites - Habitast Regulations Assessment <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Defence lines along the right bank of cough Bank Beck and Flood resilience & resistance including SuDS - The cumulative effect of adjacent Mixenden sites should be considered with regards to A629 at Raw Lane junction or Moor End Road - Consideration of cumulative impact on provision of children's play and improvements to existing open space in the locality 	
MM265	141	LP1488	<p>Constraints:</p> <ul style="list-style-type: none"> - Potential to increase surface water run off. - Potential for flooding from Clough Bank Beck - <u>Site lies within the Natural England consultation zone for the South Pennine Moors SAC/SPA</u> - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports required:</p> <ul style="list-style-type: none"> - Hydrological assessment of Clough Bank Beck and surface water assessment. - Transport Statement / Cumulative effect of adjacent Mixenden sites - <u>Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - Habitat Regulations Assessment (<u>HRA</u>) <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Defence lines along the right bank of Clough Bank Beck and Flood resilience & resistance including SuDS - The cumulative effect of adjacent Mixenden sites should be considered with regards to A629 at Raw Lane junction or Moor End Road - Consideration of cumulative impact on provision of children's play and improvements to existing open space in the locality 	Clarification

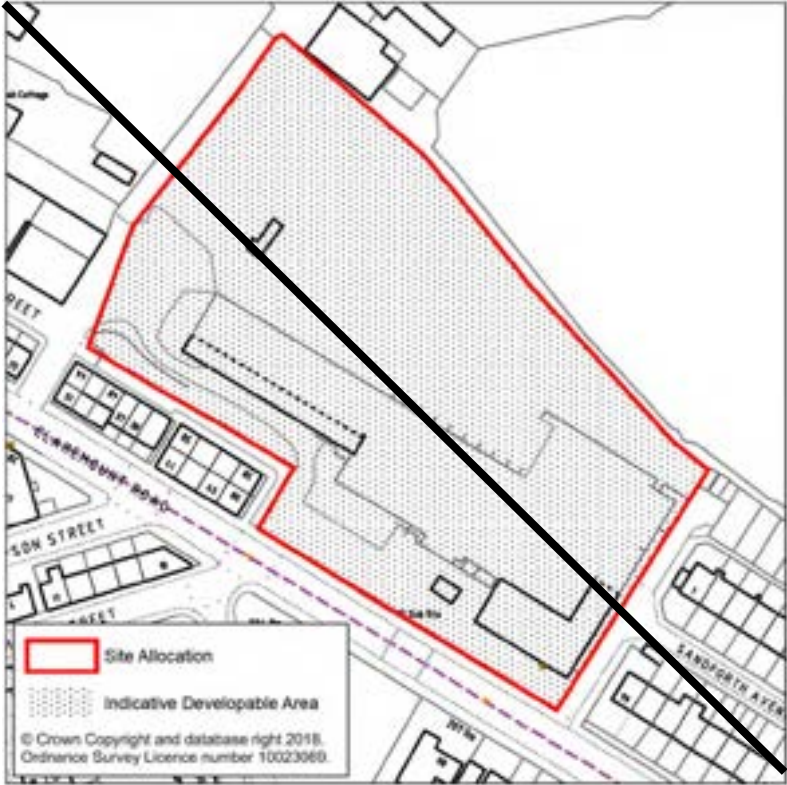
Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - <u>Compensatory Open Space provision should be calculated cumulatively for sites LP1486, LP1488 & LP1489 with enhanced facilities to be provided on new open space designation New-1487.</u> - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on-site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> 	
MM266	142	LP1489	<p>Constraints:</p> <ul style="list-style-type: none"> - Potential for increased surface water run-off - Surface water flood risk from Clough Bank Beck - Site lies within the Natural England consultation zone for the South Pennine Moors SAC/SPA - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports required:</p> <ul style="list-style-type: none"> - Hydrological assessment of Clough Bank Beck and surface water assessment. - Transport Statement / Cumulative effect of adjacent Mixenden sites - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - Habitat Regulations Assessment (<u>HRA</u>) <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Defence lines along the right bank of Clough Bank Beck and Flood resilience & resistance including SuDS - The cumulative effect of adjacent Mixenden sites should be considered with regards to A629 at Raw Lane junction or Moor End Road 	Clarification


Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>-Consideration of cumulative impact on provision of children's play and improvements to existing open space in the locality</p> <p><u>- Compensatory Open Space provision should be calculated cumulatively for sites LP1486, LP1488 & LP1489 with enhanced facilities to be provided on new open space designation New-1487.</u></p> <p><u>- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u></p> <p><u>- Where likely significant effects have not been ruled out:</u></p> <p><u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u></p> <p><u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u></p> <p><u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u></p> <p><u>Monitoring of impacts to assess bird use over time</u></p>	
MM267	143	LP1547	<p>Site Area (ha): 2.49 <u>2.47</u></p> <p>Indicative developable site area: 2.49 <u>2.47</u></p> <p>Indicative density (dph): 30 <u>34</u></p> <p>Indicative capacity: 75 <u>83</u></p> <p>Constraints:</p> <ul style="list-style-type: none"> - Potential to increase surface water run-off - Amenity green space <u>- Site is within 2.5km of the SPA/SAC</u> <p>Reports required:</p> <ul style="list-style-type: none"> - Flood Risk Assessment - Transport Assessment and Travel Plan including assessments of local junctions. <u>- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology</u> <u>- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> <u>- Habitat Regulations Assessment (HRA)</u> 	Update / clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Capacity building of existing drainage system - Assessment required of Heathmoor Park Rd / A629 Keighley Rd) - Consideration of enhancement of other open spaces in the vicinity. - <u>Development proposals should include the enhancement of other open spaces in the area such as Natty Lane Recreation Ground. Provision should be calculated in conjunction with adjacent site LP1379.</u> - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> 	
MM268	CC39: 28	LP1590	<u>LP1590 Land adjacent to the Wells, Stock Lane, Highroad Well, Halifax, HX2 7QP</u>	Update / clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p> <i>Site Area (ha): 0.59 0.61</i> <i>Indicative developable site area: 0.40</i> <i>Indicative capacity (dph): 40</i> <i>Indicative capacity: 16</i> <i>Land type: Greenfield</i> <i>Ownership: Private</i> </p>	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>Constraints</u></p> <ul style="list-style-type: none"> - <u>Surface water flood risk.</u> - <u>Warley Clough</u> - <u>Topography (access)</u> - <u>Proximity to Listed Buildings (St John the Evangelist Church, Stock Lane House, and The Wells all Grade II Listed) and Warley Conservation Area.</u> - <u>Lowland mixed deciduous woodland - UK BAP Priority Habitat / Wildlife Habitat Network</u> - <u>Potential land contamination</u> <p><u>Reports Required</u></p> <ul style="list-style-type: none"> - <u>Flood Risk Assessment, Hydrological Assessment of Warley Clough water is an optional mitigation measure</u> - <u>Topographic Survey</u> - <u>Contaminated Land Assessment</u> - <u>Conduct Protected Species Survey</u> - <u>Transport Statement</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt.</u> - <u>Provision of SuDS through green and blue infrastructure.</u> - <u>Consider the impact on visual amenity currently provided by the site.</u> - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Exclude buffer of 10m adjacent to woodland from developable area and plant with locally native shrubs.</u> - <u>Implement a programme of woodland management in adjacent woodland.</u> 	

Modification Reference	Page	Site Ref	Tracked Change	Reason
MM269	145	LP1609	 <p> Site Allocation Indicative Developable Area <small>© Crown Copyright and database right 2018. Ordnance Survey Licence number 10023060</small> </p>	Update

Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p data-bbox="629 986 1115 1121"> Site Area (ha): 0.99 <u>1.01</u> Indicative developable site area: 0.99 <u>1.01</u> Indicative density (dph): 49 <u>46</u> Indicative capacity: 49 <u>46</u> </p>	

SD01.2: MAIN MODIFICATIONS TO PUBLICATION VERSION LOCAL PLAN APPENDIX 1 (SITE ALLOCATIONS - SUPPORTING INFORMATION)

HOUSING ALLOCATIONS

HEBDEN BRIDGE

Modification Reference	Page	Site Ref	Tracked Change	Reason
MM270	146	LP1501	<p>Constraints:</p> <ul style="list-style-type: none"> - Highways (Visibility and gradient). - Loss of childrens play space, recreational area and natural open space. - Special Landscape Area. - Possible Land Contamination. - Proximity to South Pennine Moors SPA/SAC/SSSI – within Natural England consultation zone - <u>Site is within 2.5km of the SPA/SAC</u> - Proximity to Manor House, Grade II Listed, and cluster of Grade II*/ Grade II listed buildings (Great Burlees and Little Burlees). <p>Reports Required</p> <ul style="list-style-type: none"> - Transport Assessment, to include topographic survey, a feasibility layout drawing is required to assess certainty - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - Habitat Regulations Assessment (<u>HRA</u>) - Contaminated Land Assessment - Land Stability Report - <u>Landscape Impact Assessment</u> <p>Site Specific Considerations:</p>	Clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - Provision of SuDS (taking account of existing biodiversity and taking the form of fen, marsh, wet grassland and standing water in basins). - Landscaping scheme to include plant species which are native, of local provenance and/or provide a benefit to wildlife in the area). - Retention of small area of designated open space on southern end of site or provision of an alternative site within any future development. - Retention of the existing trees and the planting of new trees to the south-east corner and along the eastern boundary of the site to screen the site from the nearby listed buildings. - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> 	
MM271	147	LP1503	<p>Indicative Density: 93 <u>69</u></p> <p>Indicative Capacity: 27 <u>20</u></p> <p>Constraints:</p> <ul style="list-style-type: none"> - Possible Land Contamination. - Hebden Bridge AQMA. - Right of Way - BAP Priority habitat (Deciduous woodland). - Wildlife Habitat Network. - <u>Site is within 2.5km of the SPA/SAC</u> - <u>Hebden Bridge Conservation Area</u> - <u>No.74 Bridge Lanes opposite the site (Grade II Listed Building)</u> 	Update / clarification

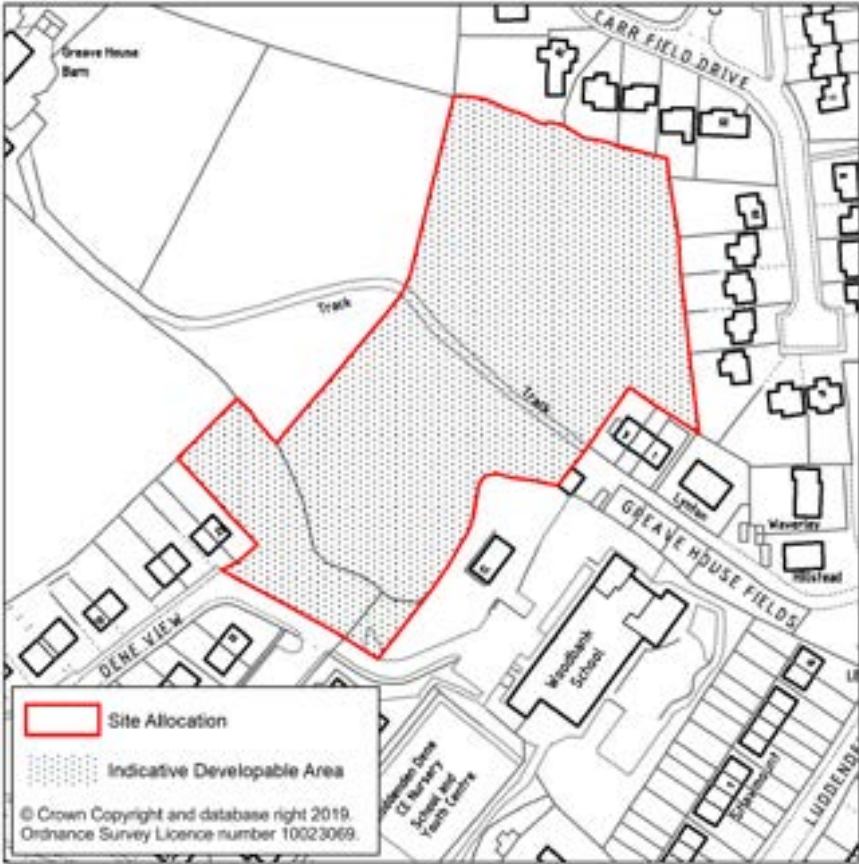
Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>- Nos. 51-69 Bridge Lanes (includes Nos. 2-20 River Street) opposite the site (Grade II Listed Building)</u> <u>- Nos. 71-95 Bridge Lanes (includes Nos. 1-19 Calder Place) opposite the site (Grade II Listed Building)</u></p> <p>Reports Required:</p> <ul style="list-style-type: none"> - Contaminated Land Assessment. - Noise Impact Assessment. - <u>Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - <u>Habitat Regulations Assessment (HRA)</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS. - Consideration to recommendations provided within the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>The design, layout, height and massing of development must conserve and enhance the appearance of the Hebden Bridge Conservation Area and the settings of heritage assets in the area.</u> - <u>Development must respect the historic pattern of development, in particular the characteristic terraced form.</u> - <u>Building materials should reflect those characteristic of Hebden Bridge.</u> - Retention of woodland together with a 10m buffer, to be excluded from development. - Consideration of the West Yorkshire Low Emission Strategy which has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts. - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> 	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u>	

MYTHOLMROYD

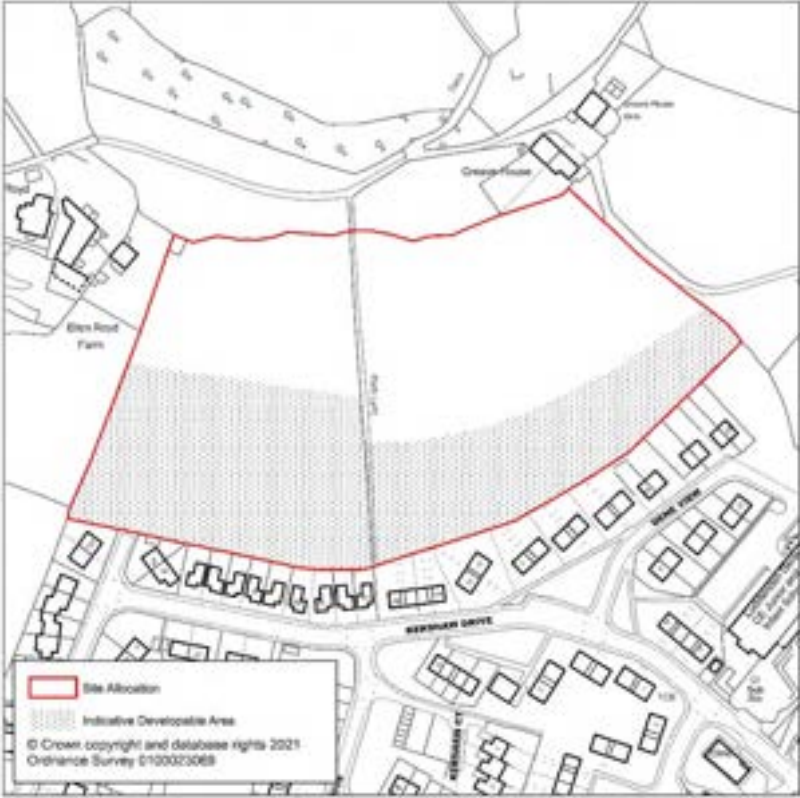
Modification Reference	Page	Site Ref	Tracked Change	Reason
MM272	148	LP0011	Site Area (ha): 2.63 <u>2.62</u> Indicative developable site area: 2.11 <u>2.10</u> Site Specific Considerations <ul style="list-style-type: none"> - Provision of green and blue infrastructure including SuDS - Stand-off of at least 10m is provided from the canal and screening should be provided to avoid increased light levels over the water. - Existing trees to the north east should also be retained, and removed from the indicative developable area. - Species rich native hedgerows should be planted on all boundaries - Site of PRN 552 - recommend archaeological condition if granted permission - Consideration to recommendations provided within the HIA <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - Regard should be had to the West Yorkshire Emission Strategy - Provision of stand-off between indicative developable area and industrial uses to the south - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt 	Update / clarification
MM273	150	LP0253	Constraints: <ul style="list-style-type: none"> - Possible contaminated land - Former Coach & Horses Public House - non designated asset - South Pennine Moors SSSI, SPA, SAC - <u>Site is within 2.5km of the SPA/SAC</u> 	Clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - Calderdale Wildlife Habitat Network - Rochdale Canal Local Wildlife Site - Road traffic noise - Air quality <p>Reports Required:</p> <ul style="list-style-type: none"> - Flood Risk Assessment - Contaminated Land Report - Noise Impact Assessment - Protected Species Survey - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - <u>Habitat Regulations Assessment (HRA)</u> <p>Site specific considerations:</p> <ul style="list-style-type: none"> - Provision of <i>green and blue infrastructure on site such as</i> SuDS and green roofs - Development of the site should retain the former public house and include and convert the building as part of the development of the site - Consideration to recommendations in the West Yorkshire Low Emission Strategy - Tree and native hedgerow planting along Burnley Road - Bat tubes within the dwellings - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the</u> 	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><i>period most frequently used by SPA birds</i></p> <p><i>Monitoring of impacts to assess bird use over time</i></p>	
MM274	CC39: 29	LP0931	<p><u>LP0391 Land at, Greave House Field, Luddenden, Halifax</u></p>  <p>The map shows a residential area with a large field outlined in red. A legend in the bottom left corner identifies the red outline as 'Site Allocation' and the stippled area within it as 'Indicative Developable Area'. The map includes labels for 'Greave House Barn', 'LARR FIELD DRIVE', 'Trunk', 'DENE VIEW', 'GREAVE HOUSE FIELDS', 'Luddenden', 'Woodbush School', and 'Luddenden'. A copyright notice at the bottom of the map reads: '© Crown Copyright and database right 2019. Ordnance Survey Licence number 10023069.'</p> <p><i>Site Area (ha): 1.21</i> <i>Indicative developable site area: 1.21</i></p>	<p>Clarification</p> <p><i>Published in CC39</i></p>

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>Indicative density (dph): 36</u> <u>Indicative capacity: 44</u> <u>Land Type: Greenfield</u> <u>Ownership: Private</u></p> <p><u>Constraints:</u></p> <ul style="list-style-type: none"> - <u>Potential for increased surface water run-off</u> - <u>Site is within 2.5km of the SPA/SAC</u> - <u>Right of Way (Sowerby Bridge 027)</u> - <u>Greave House and Barn (Grade II Listed), Luddenden Conservation Area</u> - <u>Site access (third party land LP1372)</u> - <u>Luddenden Foot AQMA</u> <p><u>Reports Required</u></p> <ul style="list-style-type: none"> - <u>Flood Risk Assessment</u> - <u>Transport Statement</u> - <u>Habitat Regulations Assessment to include systematic spatial analysis to determine which sites require recreational disturbance requirements and which loss of functionally linked land for SPA birds requirements.</u> - <u>Landscape Impact Assessment</u> - <u>Ecological Record Search with West Yorkshire Ecology</u> <p><u>Site Specific Consideration</u></p> <ul style="list-style-type: none"> - <u>Provision of 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</u> - <u>Retain and enhance hedgerows</u> - <u>Plant boundaries with locally native hedgerows</u> - <u>Off site mitigation should be provided to counter increased pressure from people and dogs on the European sites</u> - <u>Development proposals should include on-site replacement of the small area of amenity green space currently located in the south-west part of the site. Alternatively, other open space in the area should be</u> 	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>enhanced, for example Holmes Park, Kershaw Estate, Midgley Recreation Ground or Luddenden Recreation Ground.</u></p> <ul style="list-style-type: none"> <u>- Retain an area of semi-improved grassland</u> <u>- The visual impact of any development should be considered and the bridleway safeguarded</u> <u>- Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> <u>- Consider the recommendations of the West Yorkshire Emission Strategy</u> <u>- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> <u>- Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on-site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> <u>- Development of LP1372 to be designed to ensure access to LP0931 can be achieved.</u> 	

Modification Reference	Page	Site Ref	Tracked Change	Reason
MM275	CC39: 30	LP1372	 <p>The map shows a site allocation outlined in red, situated between 'Green House' to the north and 'Beech Hill Farm' to the west. The allocation is adjacent to 'Beech Hill Farm' and 'Green House'. A hatched area within the allocation is designated as the 'Indicative Developable Area'. The map includes a legend with a red box for 'Site Allocation' and a hatched box for 'Indicative Developable Area'. It also contains the text: '© Crown copyright and database rights 2021 Ordnance Survey 0100023089'. The map shows surrounding residential areas and roads like 'BEECH HILL DRIVE' and 'GREEN HOUSE DRIVE'.</p> <p><u>Site area (ha): 3.23</u> <u>Indicative Developable Site Area: 1.57</u> <u>Indicative Density: 20</u> <u>Indicative Capacity: 31</u> <u>Land Type: Greenfield</u> <u>Ownership: Public</u></p>	<p>Clarification</p> <p><i>Published in CC39</i></p>

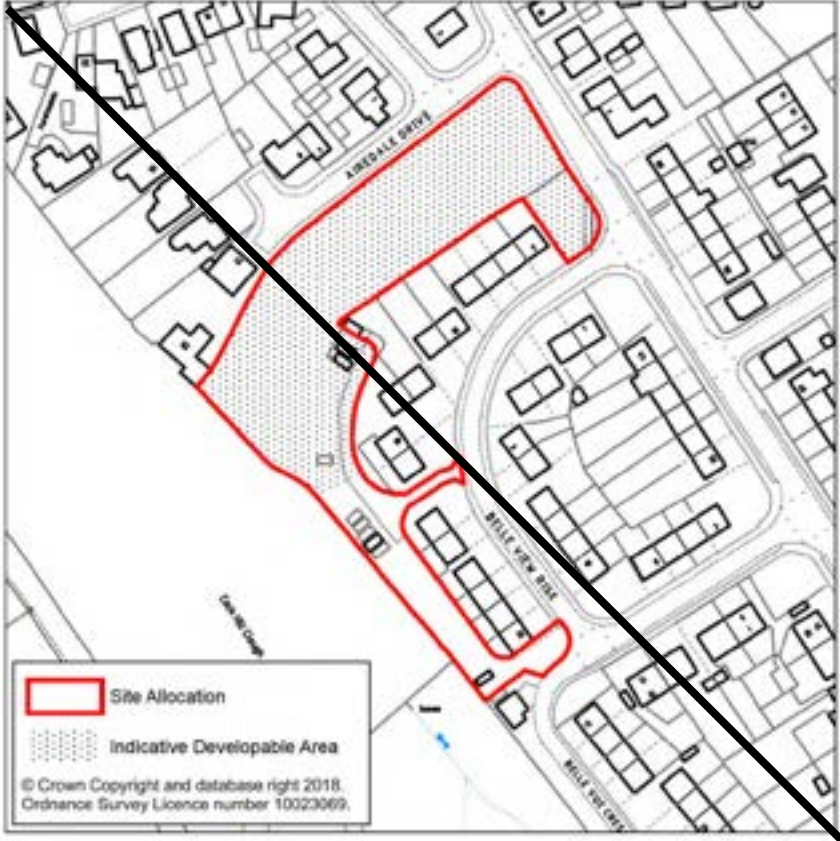
Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>Constraints:</u></p> <ul style="list-style-type: none"> - <u>Potential for increased surface water run-off</u> - <u>Grade II Listed buildings - Greave House and the adjacent barn.</u> - <u>Site is within 2.5km of the SPA/SAC</u> - <u>Environmental Health - adjacent working farms.</u> - <u>Special Landscape Area</u> <p><u>Reports Required</u></p> <ul style="list-style-type: none"> - <u>Flood Risk Assessment</u> - <u>Transport Assessment and Travel Plan</u> - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - <u>Habitat Regulations Assessment (HRA) to include systematic spatial analysis to determine which sites require recreational disturbance requirements and which loss of functionally linked land for SPA birds requirements.</u> - <u>Landscape Impact Assessment</u> <p><u>Site Specific Consideration</u></p> <ul style="list-style-type: none"> - <u>Provision of green and blue Infrastructure on site such as SuDS and green roofs.</u> - <u>Traffic calming on approach roads.</u> - <u>Provision of storage for storm water run-off is recommended.</u> - <u>Potential stand off required between the site and the working farm.</u> - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt.</u> - <u>Off site mitigation should be provided to counter increased pressure from people and dogs on the European sites.</u> - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <p style="text-align: center;"><u>Appropriate avoidance and/or mitigation measures to address any identified</u></p>	


Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u></p> <p><u>Provision of equivalent or greater quantity and quality of replacement habitat on-site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u></p> <p><u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u></p> <p><u>Monitoring of impacts to assess bird use over time</u></p> <p><u>- Development proposals should include the provision of on-site open space facilities and/or the enhancement/provision of open space facilities within the catchment of the development.</u></p> <p><u>- Development of LP1372 to be designed to ensure access to LP0931 can be achieved.</u></p>	

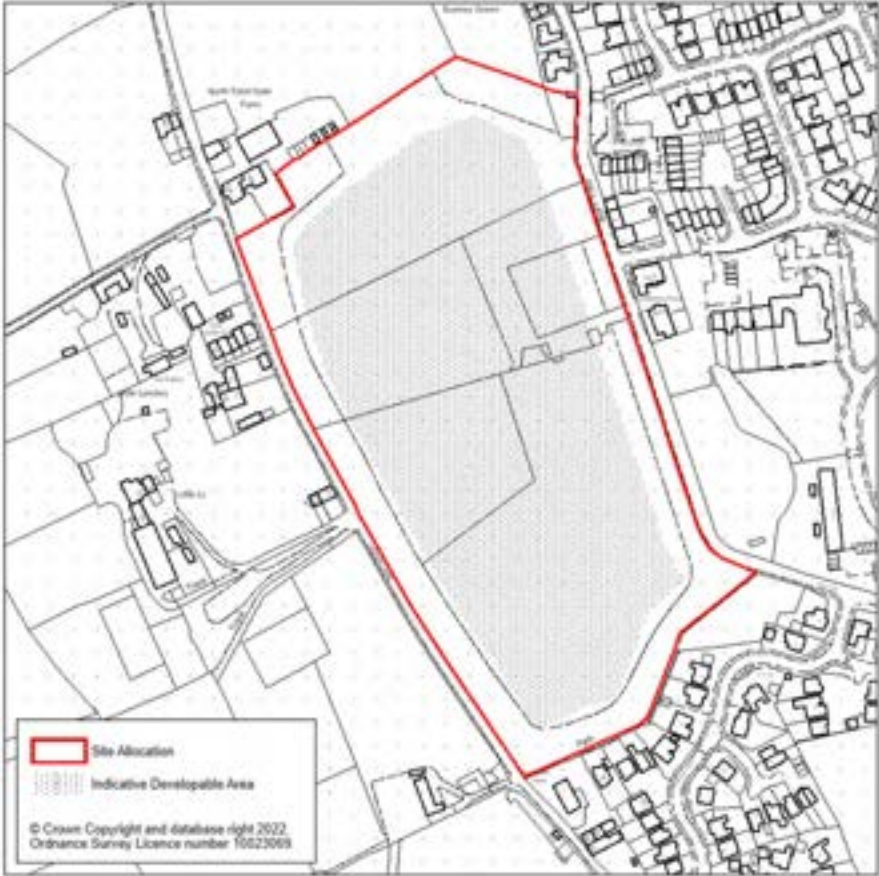
NORTHOWRAM AND SHELF

Modification Reference	Page	Site Ref	Tracked Change	Reason
MM276	151	LP0221	<p>Reports Required</p> <ul style="list-style-type: none"> - Flood Risk Assessment - Transport Assessment and Travel Plan. - Protected Species Survey. - <u>Ecological Impact Assessment</u> - <u>Landscape Impact Assessment</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Stand off between quarry boundary necessary. - Reduce developable land by providing a buffer of 10m around the site and around the woodland within the site. Retain the vegetation within these buffers and supplementary plant with locally native shrubs. - Retention of boundary trees. 	Clarification


Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - Restore an area of lowland meadow to be used as open space by supplementary planting with appropriate species and management. - <u>Implementation of mitigation specified in Ecological Impact Assessment</u> - Consider the impact on visual amenity currently provided by the site. - Strong and defensible boundary between the New Housing Site and the Green Belt will be required. 	
MM277	152	LP0589	<p>Indicative density (dph): 40 <u>26</u></p> <p>Indicative capacity: 15 <u>10</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS through green and blue infrastructure. - Plant boundaries with locally native species-rich hedgerows. - Good acoustic design required for layout and house types. - Refer to guidance in West Yorkshire Low Emission Strategy (Stump Cross AQMA). - Consideration to recommendations provided within the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - Amend existing junction to provide site access and contribute towards Hipperholme scheme. 	Update / clarification


Modification Reference	Page	Site Ref	Tracked Change	Reason
MM278	153	LP0759		Update / correction


Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p data-bbox="629 1193 1099 1321"> Site Area (ha): 0.54 <u>0.55</u> Indicative developable site area: 0.27 <u>0.44</u> Indicative density (dph): 36 <u>23</u> Indicative capacity: 16 <u>10</u> </p>	
MM279	CC39: 31	LP0766	LP0766 Land off, Hall Lane, Northowram, Halifax, HX3 7SN	Clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p data-bbox="629 1075 954 1225"> Site Allocation Indicative Developable Area <small>© Crown Copyright and database right 2022 Ordnance Survey Licence number 10023069</small> </p> <p data-bbox="629 1246 999 1369"> <u>Site Area (ha): 5.81</u> <u>Indicative Developable Area 3.83</u> <u>Indicative Capacity: 149</u> <u>Indicative density: 39</u> </p>	<p data-bbox="1816 277 2018 304"><i>Published in CC39</i></p>


Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>Land type: Greenfield</u> <u>Ownership: Private</u></p> <p><u>Constraints</u></p> <ul style="list-style-type: none"> - <u>Tree Preservation Order</u> - <u>Acid Grassland/Upland Heathland</u> - <u>Risk of surface water flooding</u> - <u>North Field Gate Farm (buffer if operational)</u> - <u>Marsh Hall (Grade II Listed Building)</u> - <u>Northowram Hall / Slab Wall (north of footpath between Upper Lane and Hall Lane)</u> - <u>Right of Way (Halifax 347) on southern boundary</u> <p><u>Reports Required</u></p> <ul style="list-style-type: none"> - <u>Flood Risk Assessment, to include a Hydrological Assessment</u> - <u>Transport Statement</u> - <u>Coal Mining Risk Assessment</u> - <u>Protected Species Survey</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Provision of 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.</u> - <u>Retain/enhance area of acid grassland/upland heathland, retain boundary trees and manage as woodland with understorey planting.</u> - <u>Reinstate tree boundary to the north of the site.</u> - <u>Reduce developable area to exclude boundary trees (and an additional 10m buffer) and area of acid grassland/upland heathland (to become open space)</u> - <u>Provision of Open Space</u> - <u>North Field Gate Farm buffer if operational</u> - <u>The traffic generated by the development is likely to impact on the Stump Cross junction. Contributions may therefore be required towards the required mitigation.</u> - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> 	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><i>- Development in the northern fields should have careful regard to design, layout and landscaping, in order to satisfactorily mitigate any harm to designated heritage assets</i></p> <p><i>- Strong and defensible boundary between the New Housing Site and the Green Belt to be maintained / provided.</i></p> <p><i>- Site requires masterplanning in accordance with Policy IM7.</i></p>	
MM280	155	LP0782		Clarification / update


Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p data-bbox="629 954 1055 1050"> Site Area (ha): 5.86 <u>5.85</u> Indicative Developable Area: 5.52 <u>4.67</u> Indicative Capacity: 166 <u>141</u> </p> <p data-bbox="629 1086 1541 1369"> Site Specific Considerations - Provision of SuDS. The SuDS scheme should take account of existing biodiversity and take the form of fen, marsh, wet grassland or standing water in basins. - Biodiversity mitigation/enhancement should provide locally native species rich unimproved grassland, restoring gaps in the Wildlife Habitat Network. - Increased recreation impact on nearby Local Wildlife site will need mitigation. - Provision of Open Space - Access to Cock Hill Lane required to accommodate a proportion of the traffic from site LP1543, subject to third party permissions. </p>	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - <u>Provision of pedestrian routes and upgrading of off-site PROW routes</u> - Strong and defensible boundary between the New Housing Site and the Green Belt will be required. - Consideration to recommendations provided within the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>The access road should skirt the urban edge and be effectively screened by a stone wall to reflect existing field boundaries</u> - Provision of a buffer on western boundary to mitigate impacts on the listed building - <u>Site requires joint masterplanning with site LP1543 in accordance with Policy IM7.</u> 	
MM281	CC39: 32	LP1034	<p><u>LP1034 Land off Soaper Lane, Shelf, Halifax, HX3 7PT</u></p> 	<p>Clarification</p> <p><i>This site was published in CC39, and has been amalgamated with LP1035 (also published in CC39).</i></p>

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>Site Area: 2.92</u> <u>Indicative Developable Area: 2.92</u> <u>Indicative Density: 34</u> <u>Indicative Capacity: 100</u></p> <p><u>Constraints:</u> - <u>Surface Water Flooding Risk</u> - <u>Right of Way (Shelf 161)</u> - <u>Unstable Land (History of mining)</u> - <u>Contaminated Land</u> - <u>Existing equestrian land use</u></p> <p><u>Reports Required:</u> - <u>Flood Risk Assessment</u> - <u>Hydrological Assessment</u> - <u>Transport Statement and Travel Plan</u> - <u>Land Stability Report</u> - <u>Bat Survey</u></p> <p><u>Site Specific Considerations</u> - <u>Mitigation of any land stability constraints</u> - <u>Retain and enhance hedgerows with additional planting of native shrubs.</u> - <u>Plant boundaries with native hedgerows.</u> - <u>Provision of SuDS.</u> - <u>Provision of a footway on site side of Soaper Lane.</u> - <u>Highway mitigation at the Shelf Moor Road and Burned Road junctions with the A6036 would be needed to accommodate the additional trips; this may require traffic signals.</u> - <u>Development of LP1034 to be designed to allow access to LP1036 if required</u> - <u>Retention and repair of the stone boundary walls.</u> - <u>Strong and defensible boundary between the New Housing Site and the Green Belt will be required.</u></p>	

Modification Reference	Page	Site Ref	Tracked Change	Reason
MM282	CC39: 34	LP1036	<p><u>LP1036 Land north of Shelf Cricket Ground, Carr House Lane, Shelf, Halifax</u></p>  <p><u>Site Area (ha) 0.89</u> <u>Indicative developable site area: 0.89</u> <u>Indicative density (dph): 30</u> <u>Indicative capacity: 27</u></p>	<p>Clarification</p> <p><i>Published in CC39</i></p>

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>Land type: Greenfield</u> <u>Ownership: Private</u></p> <p><u>Constraints</u> - <u>Contaminated Land</u> - <u>Surface Water Flooding</u> - <u>Right of Way (Shelf 161)</u> - <u>Unstable Land (History of mining)</u></p> <p><u>Reports Required</u> - <u>Bat Survey</u> - <u>Hydrological Assessment</u> - <u>Transport Assessment</u> - <u>Travel Plan</u> - <u>Land Contamination Report</u> - <u>Coal Mining Risk Assessment</u> - <u>Land Stability Report</u> - <u>Applications for development must undertake a ball strike risk assessment and as a minimum consider recreational cricket and ball speeds of up to 40 metres per second.</u> <u>At this site the wicket is orientated in a north-south direction, although a possible east/west variation of 55° from the point of north is also acceptable in accordance with ECB guidance, therefore any ball strike risk assessment should also consider orientation at 55° as well. Any mitigation package that the ball strike risk assessment advises should be built into the scheme by the developer; and be constructed and maintained in perpetuity at the developer's expense.</u></p> <p><u>Site Specific Considerations</u> - <u>Mitigation of any land stability constraints</u> - <u>Provision of SuDS</u> - <u>Retain and enhance hedgerows with additional planting of native shrubs.</u> - <u>Plant boundaries with native hedgerows.</u> - <u>Development of LP1034 to be designed to allow access to LP1036 if required</u></p>	

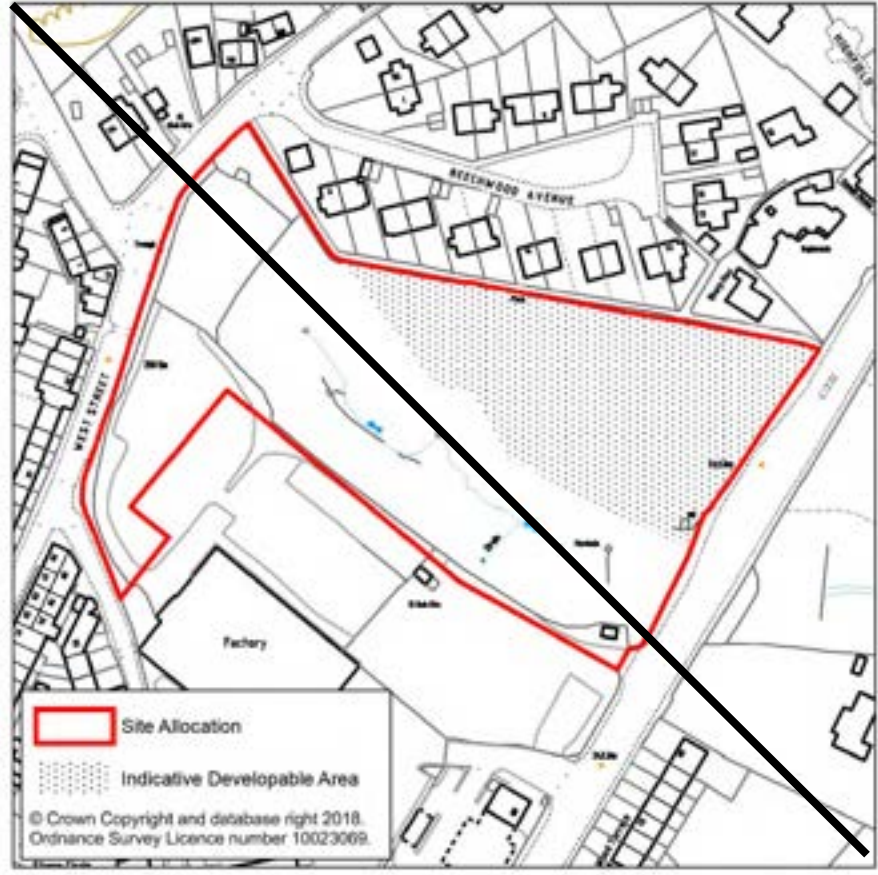
Modification Reference	Page	Site Ref	Tracked Change	Reason
MM283	CC39: 35	LP1037	<p><u>LP1037 Land off Burned Road, Shelf, Halifax, HX3 7PT</u></p>  <p><u>Site Area: 0.98</u> <u>Indicative Developable Area: 0.98</u> <u>Indicative density (dph): 32</u> <u>Indicative Capacity: 31</u></p> <p><u>Constraints</u></p> <ul style="list-style-type: none"> - <u>Contaminated Land</u> - <u>Surface Water Flooding</u> - <u>Farming activities</u> - <u>Archaeological Interest (Shelf Windmill - farm PRN4304)</u> - <u>Bats</u> 	<p>Clarification</p> <p><i>Published in CC39</i></p>

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><i>- Unstable Land (History of mining)</i></p> <p><u>Reports Required</u></p> <p><i>- Transport Statement and access design</i></p> <p><i>- Bat Survey</i></p> <p><i>- Hydrological Assessment</i></p> <p><i>- Contaminated Land Assessment</i></p> <p><i>- Predetermination Archaeological Evaluation</i></p> <p><i>- Land Stability Report</i></p> <p><u>Site Specific Considerations</u></p> <p><i>- Provision of SuDS</i></p> <p><i>- Plant boundaries with locally native species-rich hedgerows.</i></p> <p><i>- Strong and defensible boundary between the New Housing Site and the Green Belt will be required.</i></p> <p><i>- Archaeological conditions</i></p> <p><i>- Retention of the stone boundary walls should be sought wherever possible.</i></p> <p><i>- Widening of Burned Road and the provision of footways</i></p> <p><i>- Mitigation of any land stability constraints</i></p>	

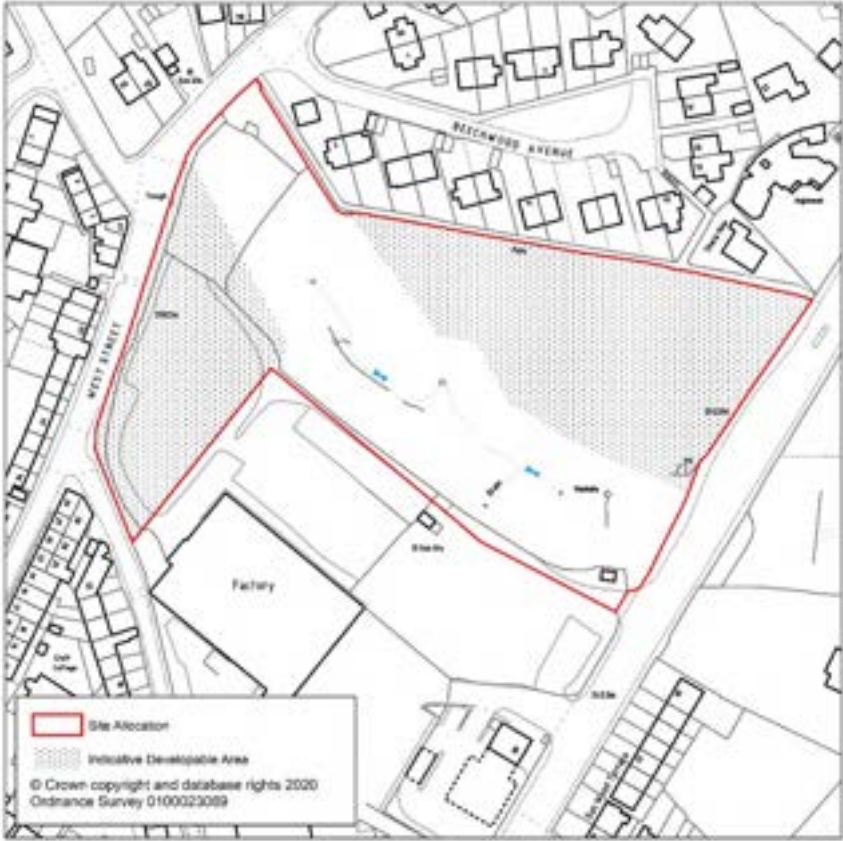
MM284

156

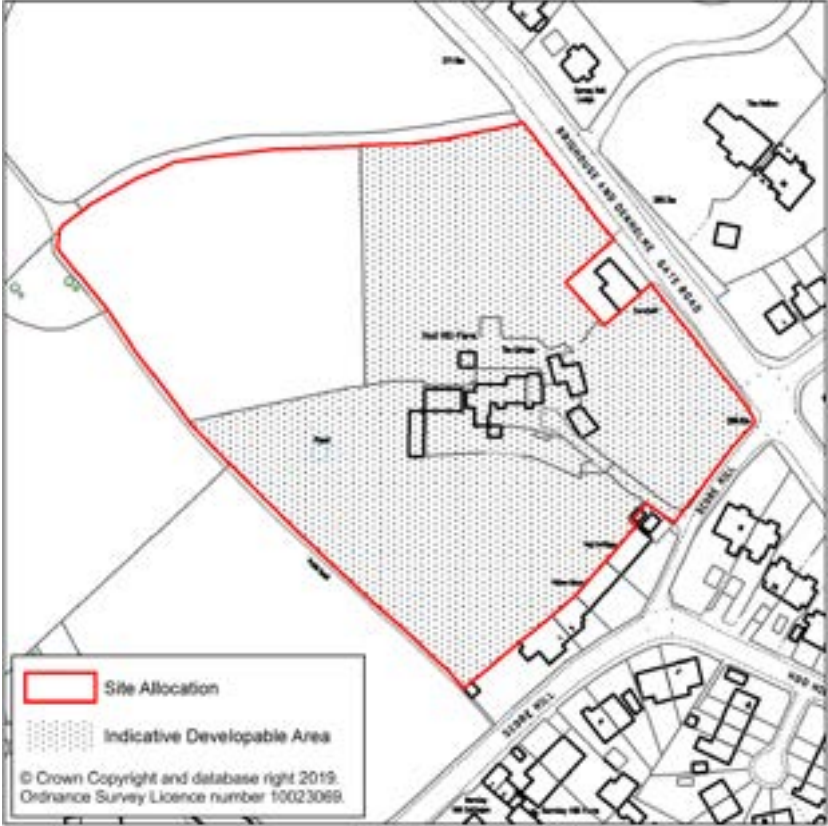
LP1041



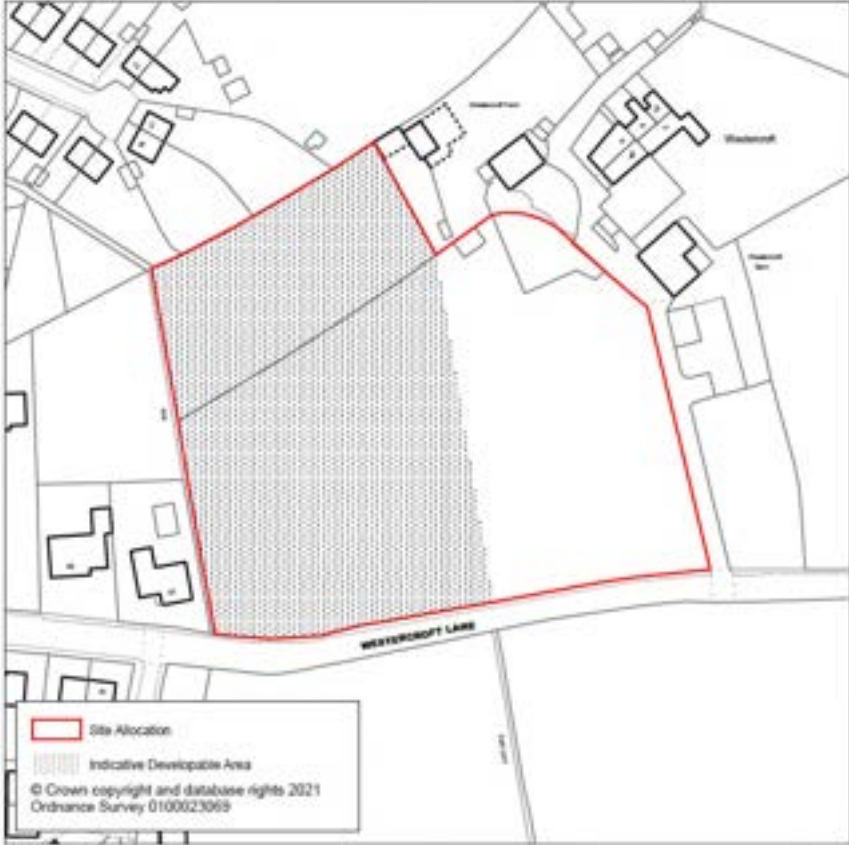
Clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p data-bbox="629 1198 1055 1326"> Site Area: 1.56 <u>1.61</u> Indicative Developable Area: 0.57 <u>0.91</u> Indicative density (dph): 36 <u>35</u> Indicative capacity: 24 <u>32</u> </p> <p data-bbox="629 1358 943 1383">Site Specific Considerations</p>	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - Retain and enhance hedgerow with additional planting of native shrubs - Retain and enhance Lowland Mixed Deciduous Woodland (UK BAP priority habitat) - Remove woodland from the developable area - <u>Retain and enhance Wildlife Habitat Network (use seed/plant material of local provenance from Sun Wood for this enhancement work) and ensure that links with the WHN to the north west are maintained</u> - Good acoustic design for dwellings near the adjacent employment land and Halifax Road. - Provision of SuDS - Any development should include an area of good quality, accessible amenity open space and improved access to the woodland - <u>Development proposals should include the retention and enhancement of open space within the site and/or the improvement of other open space in the area such as at Shelf Hall Park.</u> - The retention of the stone boundary wall to the western boundary of the site, together with the stone drinking trough, <u>milestone</u> and other stone features, should be sought wherever possible. If their removal is necessary, the stone drinking trough, <u>milestone</u> and other stone features should be retained and relocated elsewhere along the boundary wall. The retention of the stone boundary wall to Halifax Road should also be sought wherever possible. - <u>Design of the site to consider and acknowledge the location and role of the site in providing a gateway into Shelf.</u> 	

Modification Reference	Page	Site Ref	Tracked Change	Reason
MM285	36	LP1044	<p>LP1044 Hud Hill Farm, Northowram, Halifax, HX3 7LH</p>  <p>Site area (ha): 2.11 Indicative developable site area: 1.51 Indicative density: 30 Indicative capacity: 45 Land type: Mixed Ownership: Private</p>	<p>Clarification</p> <p><i>Published in CC39</i></p>

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>Constraints</u></p> <ul style="list-style-type: none"> - <u>Surface Water Flooding.</u> - <u>Lowland Meadow (UK BAP priority habitat).</u> - <u>Rights of Way (Halifax 343).</u> - <u>Grade II Listed Building - Whinney Royd Farmhouse (200m north west of site).</u> - <u>Road traffic noise</u> <p><u>Reports Required</u></p> <ul style="list-style-type: none"> - <u>Flood Risk Assessment</u> - <u>Hydrological Assessment</u> - <u>Transport Assessment</u> - <u>Travel Plan</u> - <u>Ecological Impact Assessment informed by bat and amphibian surveys.</u> - <u>Noise Impact Assessment</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Provision of SuDS</u> - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Removal of field to north west of the site in accordance with heritage advice.</u> - <u>Maintenance and enhancement of existing hedgerows.</u> - <u>Suitable management of Lowland Meadow (UK BAP priority habitat)</u> - <u>Provision of Open Space</u> - <u>Safequard of Right of Way (Halifax 343)</u> - <u>The creation of a strong and defensible boundary between the allocation for housing and the Green Belt.</u> - <u>Buffer zone should farming operations continue.</u> 	

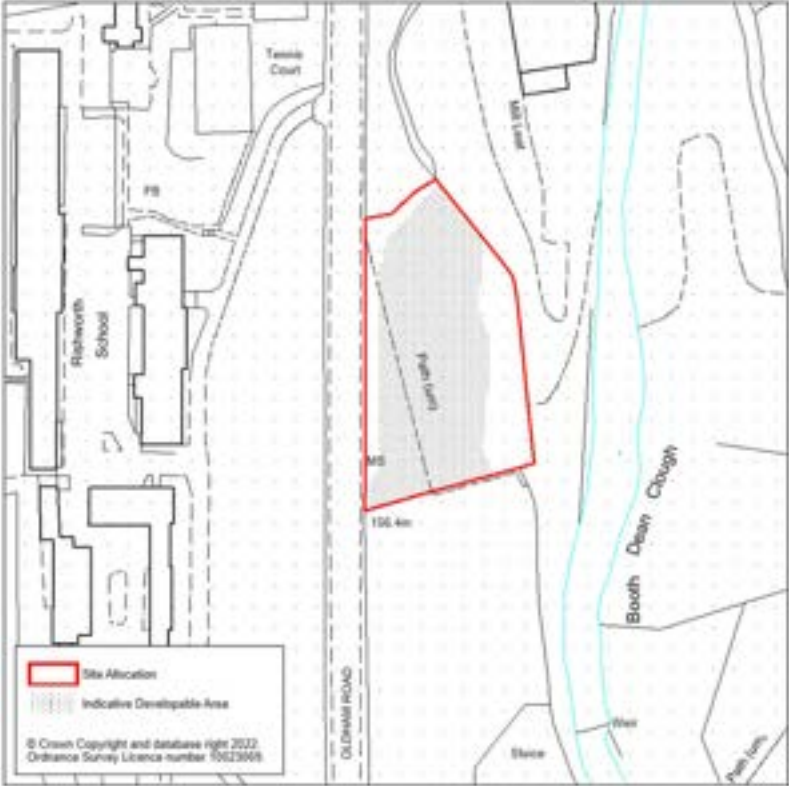
Modification Reference	Page	Site Ref	Tracked Change	Reason
MM286	37	LP1523	<p>LP1523 Land at Westercroft Lane, Northowram, Halifax, HX3 7EN</p>  <p><i>Site Area: 1.42</i> <i>Indicative Developable Area: 0.89</i> <i>Indicative density: 36</i> <i>Indicative Capacity: 32</i> <i>Land type: Greenfield</i> <i>Ownership: Private</i></p>	<p>Clarification</p> <p><i>Published in CC39</i></p>

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>Constraints</p> <ul style="list-style-type: none"> - <u>Risk of surface water flooding.</u> - <u>Contaminated Land.</u> - <u>Stump Cross AQMA (No.5).</u> - <u>Westercroft hamlet (non-designated heritage asset to north east)</u> <p>Reports Required</p> <ul style="list-style-type: none"> - <u>Transport Assessment.</u> - <u>Travel Plan.</u> - <u>Hydrological Assessment.</u> - <u>Ecological Assessment.</u> - <u>Contaminated Land Assessment.</u> - <u>Amended site layout plan.</u> <p>Site Specific Consideration</p> <ul style="list-style-type: none"> - <u>Provision of SuDS.</u> - <u>Crossing point and footway between the site and the junction with the A644.</u> - <u>Contribution to a scheme of mitigation for the Hipperholme Crossroads.</u> - <u>Plant species rich native hedgerow on western and northern boundaries.</u> - <u>Consideration to advice contained within the West Yorkshire Low Emission Strategy.</u> - <u>Consideration of requirement to amend submitted layout plan to enable access to northern field.</u> - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt.</u> 	
MM287	158	LP1543	<p>Site Area (ha): 11.17 <u>11.15</u></p> <p>Indicative developable site area: 11.02 <u>11.01</u></p> <p>Indicative Density: 30 <u>26</u></p> <p>Indicative Capacity: 331 <u>290</u></p> <p>Site Specific Considerations</p>	Update

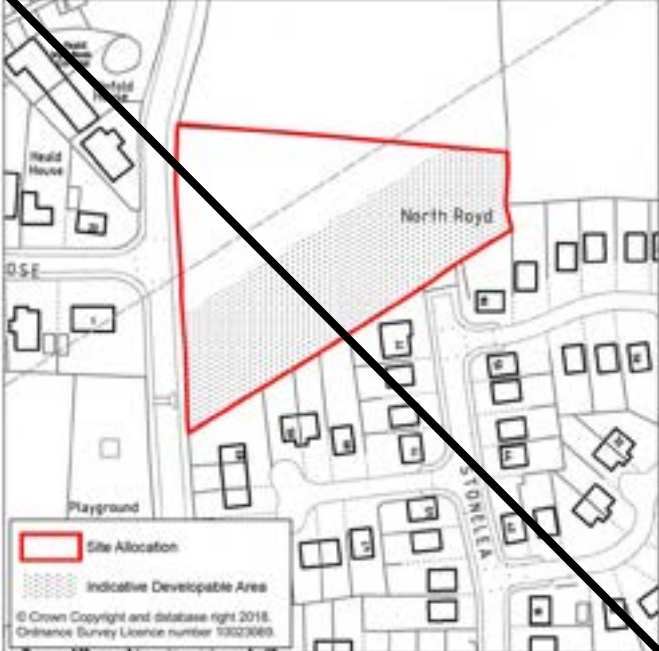
Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - Third party land control. <u>Site access to be achieved between 22 and 23 Wade House Road</u> - Provision of green and blue Infrastructure on site such as SuDS and green roofs. The SuDS scheme should take account of existing biodiversity and take the form of fen, marsh, wet woodland, wet grassland or standing water in basins. - Provision of Open Space - Provision of locally native species rich unimproved grassland and locally native species rich hedgerows. - Increased recreation impact on nearby Local Wildlife Site will need mitigation. - Exclude 10m buffer of Wildlife Habitat Network from developable area and plant with appropriate locally native species (grassland or woodland) - In light of potential access arrangements (third party land to north and west), masterplanning would be necessary that may involve the subdivision of the site. - <u>Provision of pedestrian routes and upgrading of off-site PROW routes</u> - Standoff between agricultural uses and residential properties, and physical mitigation where identified. - Strong and defensible boundary between the New Housing Site and the Green Belt will be required. - <u>Site requires joint masterplanning with site LP0782 in accordance with Policy IM7</u> 	


RIPPONDEN

Modification Reference	Page	Site Ref	Tracked Change	Reason
MM288	160	LP0938		Update / clarification

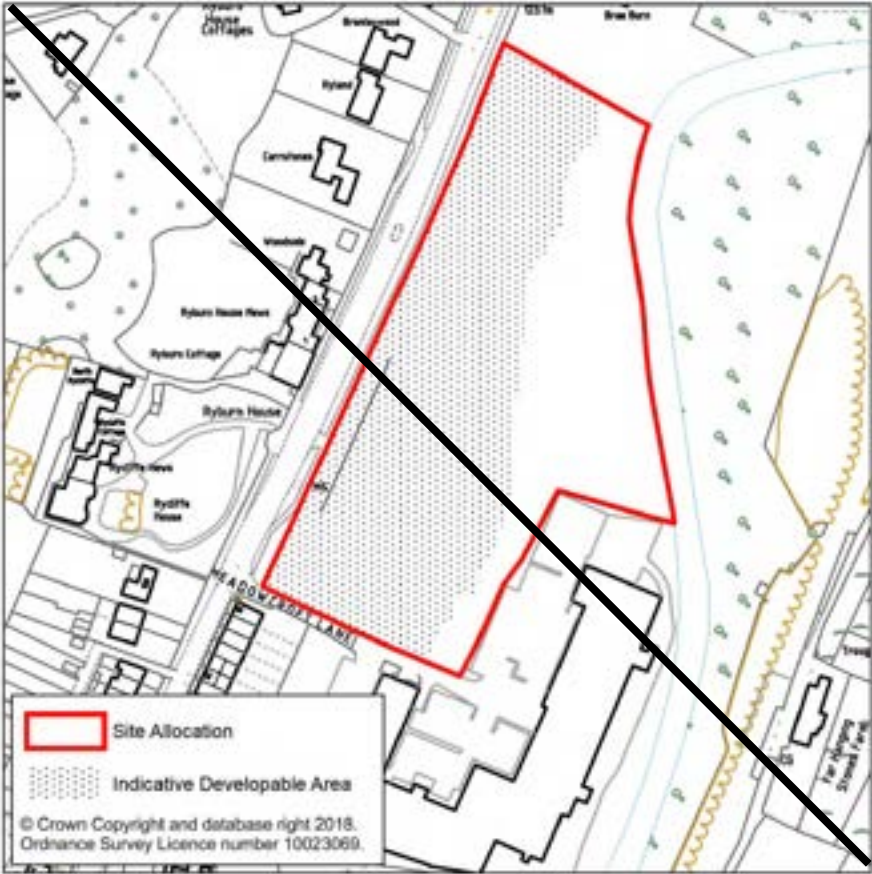
Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p data-bbox="636 1070 896 1098">Site Area (ha) 0.53 <u>0.38</u></p> <p data-bbox="636 1137 772 1161">Constraints:</p> <ul data-bbox="636 1169 1534 1391" style="list-style-type: none"> - Less than 2km from South Pennines SPA/SCA/SSSI - <u>Site is within 2.5km of the SPA/SAC</u> - Site lies within Wildlife Habitat Network - Presence of Principal Habitat of Importance on site (lowland mixed deciduous woodland) - Wildlife Habitat Network - Heritage asset in close proximity - Grade II The Old Building of Rishworth School & 	


Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>Grade II listed milestone on western boundary</p> <p>Reports Required</p> <ul style="list-style-type: none"> - Transport Statement - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - Habitat Regulations Assessment <u>(HRA)</u> - <u>Landscape Impact Assessment</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of blue & green infrastructure, including SuDS - Pedestrian crossing point - Right hand turn into the site from the highway - Plant any development with locally native trees - Provide 10m standoff from the waterbodies - <u>Consideration to recommendations provided within the Heritage Impact Assessment-Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> 	

Modification Reference	Page	Site Ref	Tracked Change	Reason
MM289	161	LP1023	<p>Site Area (ha): 1.41 <u>1.40</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Consider surface water flood risk in design and layout of scheme - Leave a 10m buffer zone adjacent to the water course. Plant with locally native woodland. Minimise light pollution and other disturbance to water course - Consideration of recommendations provided with the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> 	Update / clarification
MM290	162	LP1027		Update/Clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p data-bbox="629 1002 920 1034">Site Area (ha): 0.54 – <u>0.55</u></p> <p data-bbox="629 1070 831 1098">Reports Required</p> <ul data-bbox="629 1102 1149 1197" style="list-style-type: none"> - Transport Statement and access design - Capacity building of existing drainage network - <u>Landscape Impact Assessment</u> <p data-bbox="629 1235 965 1262">Site Specific Considerations</p> <ul data-bbox="629 1273 1794 1399" style="list-style-type: none"> - <u>Sensitive design and layout, responding to constraints on the site, taking account of</u> past planning decisions regarding overhead power lines and residential amenity for neighbouring properties. <u>Indicative capacity of 12 dwellings is likely to be a maximum.</u> - <u>Layout to consider</u> 	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			- Provision of SuDS	

MM291	163	LP1224	 <p>The map displays a residential area with a large, irregularly shaped area outlined in red, designated as a 'Site Allocation'. This area is filled with a stippled pattern and is labeled as an 'Indicative Developable Area'. A thick black diagonal line runs from the top-left to the bottom-right across the entire map area. Labels on the map include 'RAGDEN ROAD', 'RAGDEN LANE', 'RAGDEN COURT', 'RAGDEN DRIVE', 'RAGDEN PLACE', 'RAGDEN TERRACE', 'RAGDEN WALK', 'RAGDEN CLOSE', 'RAGDEN AVENUE', 'RAGDEN ROAD', 'RAGDEN LANE', 'RAGDEN COURT', 'RAGDEN DRIVE', 'RAGDEN PLACE', 'RAGDEN TERRACE', 'RAGDEN WALK', 'RAGDEN CLOSE', 'RAGDEN AVENUE'. A legend in the bottom-left corner of the map area identifies the red outline as 'Site Allocation' and the stippled area as 'Indicative Developable Area'. Copyright information at the bottom of the map reads: '© Crown Copyright and database right 2018. Ordnance Survey Licence number 10023069.'</p>	Clarification
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Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p>Indicative Developable Area: 1.18 <u>1.02</u> Indicative Density: 25 24 Indicative Capacity: 30 <u>24</u></p> <p>Reports Required - Transport Assessment/Travel Plan and scheme</p>	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>- Flood Risk Assessment, to consider layout and design to avoid development in Flood Zones 2 and 3- <u>to include site specific Hydraulic Modelling.</u></p> <p>- <u>Emergency Access and egress plans must be provided to the LPA for consideration and agreement.</u></p> <p>- Hydrological Assessment</p> <p>- Land Stability Report</p> <p>Site Specific Considerations</p> <p>- Provision of blue and green infrastructure such as SuDS</p> <p>- Realignment of retaining wall of the adjacent area of the development</p> <p>- Consider impact on ecology - avoid disturbance and light pollution over the river, and retain the tree cover on the site, and provide buffer of 10m from the river</p> <p>- Retention of the stone boundary wall should be sought wherever possible.</p> <p>- Retention of the trees should be sought wherever possible</p> <p>- Consider provision of a buffer between residential uses and nearby employment uses</p> <p>- <u>No more vulnerable or highly vulnerable uses to be located on the ground floor</u></p>	

Modification Reference	Page	Site Ref	Tracked Change	Reason
MM292	CC39: 38	LP1602	<p><u>LP1602 Barkisland Cross, Jackson Lane, Barkisland, HX4 0HE</u></p> <p><u>Site Area: 0.76</u> <u>Indicative developable site area: 0.76</u> <u>Indicative density: 32</u> <u>Indicative capacity: 24</u> <u>Land type: Greenfield</u> <u>Ownership: Private</u></p>	<p>Clarification</p> <p><i>Published in CC39</i></p>

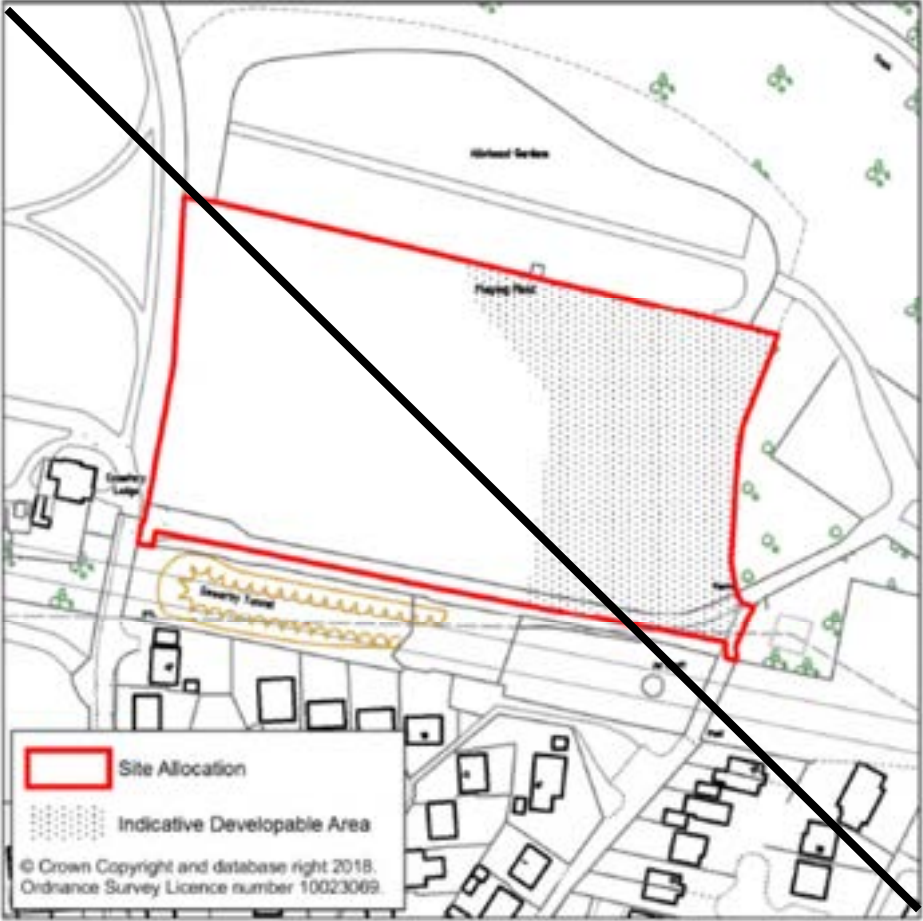
Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>Constraints</u></p> <ul style="list-style-type: none"> - <u>Special Landscape Area</u> - <u>Potential habitat for bats</u> <p><u>Reports required</u></p> <ul style="list-style-type: none"> - <u>Transport Statement, Access design and design of mitigation on network</u> - <u>Bat Survey</u> - <u>Surface water/drainage network assessment</u> - <u>Landscape Impact Assessment</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Green and blue Infrastructure on site such as SuDS and green roofs</u> - <u>Planting species rich locally native hedgerows on the boundaries.</u> - <u>Consider the impact on visual amenity currently provided by the site</u> - <u>Retention of the stone boundary walls should be sought wherever possible</u> - <u>Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt</u> 	


SD01.2: MAIN MODIFICATIONS TO PUBLICATION VERSION LOCAL PLAN APPENDIX 1 (SITE ALLOCATIONS - SUPPORTING INFORMATION)

SOWERBY BRIDGE

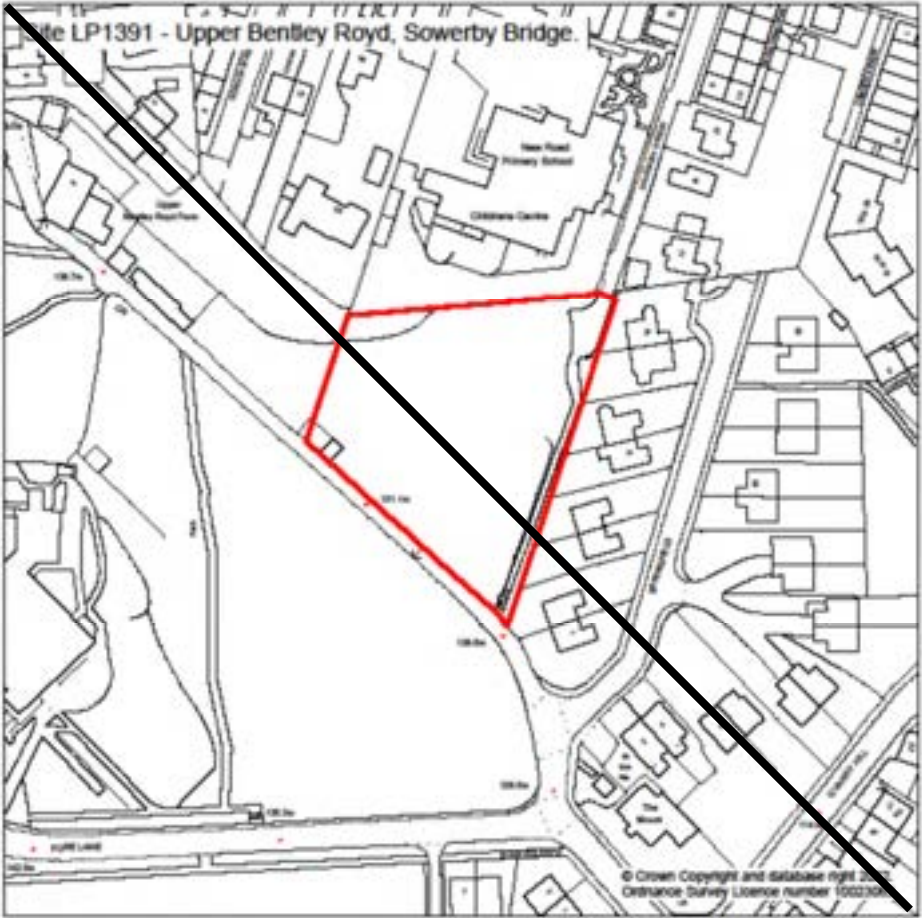
Modification Reference	Page	Site Ref	Tracked Change	Reason
MM293	164	LP0044	<p>Site Area (ha): 2.95 <u>2.94</u> Indicative developable site area: 2.95 <u>2.94</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS and drainage network capacity building assessment including identification of impacts - Plant native species-rich hedgerows on all boundaries - Retain boundary trees <u>within the site and along its boundary</u>, and incorporate into landscaping/provide 10m buffer - Consider the impact on visual amenity currently provided by the site - Have regard to West Yorkshire Low Emission Strategy - A site specific policy would be required to create a strong and defensible boundary between the allocation for housing and the Green Belt 	Update
MM294	165	LP0287	<p>Indicative developable site area: 0.73 <u>0.84</u> Indicative density (dph): 11 <u>12</u> Indicative capacity: 8 <u>10</u></p>	Correction / update
MM295	166	LP0435	<p>Constraints</p> <ul style="list-style-type: none"> - Haugh End House - Grade II* Listed, Old Haugh End and Old Haugh End Cottage; Haugh End Farmhouse - Grade II Listed, and Brockwell Gate - Grade II Listed - Site access - Road traffic noise - Proximity to Sowerby Bridge Air Quality Management Area - <u>Proximity to waste site EAWML 65545 (Calder Valley Skip Hire Ltd).</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS, and green infrastructure to reduce run off and provide storm water storage. - Plant native species-rich hedgerows on boundaries. 	Update

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - Consideration to recommendations provided within the HIA <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - Consider recommendations of the West Yorkshire Low Emission Strategy 	
MM296	167	LP0438	<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Mitigation at St Peter's Ave / Town Gate junction subject to junction assessments. - Provision of SuDS and green infrastructure to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off. - Provide 10m buffer around trees and plant with native shrubs and remove all Wildlife Habitat Network from developable area. - Plant native species-rich hedgerow on SE and SW boundaries. - Retention and repair of the dry stone walls - Consideration to recommendations provided within the HIA <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>The mature tree belts to the east and south of the site shall be retained and enhanced to screen the new development from the nearby Listed Buildings</u> - Consideration of the West Yorkshire Emission Strategy 	Clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
MM297	168	LP1356		Update/ Clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p data-bbox="645 1257 1070 1353"> Indicative Developable Area: 0.45 <u>0.86</u> Indicative Density: 23 <u>37</u> Indicative Capacity: 10 <u>32</u> </p>	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>Reports Required</p> <ul style="list-style-type: none"> - Transport Assessment - Flood Risk Assessment - <u>Heritage Impact Assessment</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Reprovision of equivalent or better quantity or quality pitches would be required - <u>Improvements to other open space in the area should be carried out prior to development. These could include facility improvements at the Hollins Mill Leisure Park.</u> - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Should the historic cemetery gate piers and gate be required to be relocated as part of the access arrangements, they will be expected to be retained, appropriately repositioned and repaired, so that they continue to form the main access to the cemetery. Any such work should be undertaken alongside the construction of the site access to LP1356. The applicant shall detail within their Heritage Impact Assessment the justification and mitigation measures proposed to minimise the harm to the heritage asset. These shall be agreed by the Local Planning Authority.</u> 	
MM298	169	LP1391	<p>Site removed from Local Plan Upper Bentley Royd, Sowerby Bridge</p>	<p>Update</p> <p>This site is not available for residential development. See the Council's Hearing Statement HS19.1</p>

Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p>Site LP1391 - Upper Bentley Royd, Sowerby Bridge.</p> <p>© Crown Copyright and database right 2010 Ordnance Survey Licence number 100023000</p> <p>Site area (ha): 0.40 Indicative developable area: 0.40 Indicative density (dph): 50 Indicative capacity: 20</p>	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>Land Type: Greenfield Ownership: Public Constraints:</p> <ul style="list-style-type: none"> - potential increase in surface water run-off - Site access via Salisbury Street which is a narrow access - Adjacent to Wildlife Habitat Network - Right of Way <p>Reports Required:</p> <ul style="list-style-type: none"> - Evaluation of existing drainage network - Transport Statement <p>Site Specific Considerations:</p> <ul style="list-style-type: none"> - Provision of SuDS and green infrastructure to reduce infiltration and provide storage for storm water run-off - Mitigation to restrict speeds close to school - Retain existing trees - Plant species rich native hedgerows on boundaries - Consider the impact on the footpath 	
MM299	170	LP1398	<p>Site Area (ha) 4.11 <u>4.10</u> Indicative developable site area 2.90 <u>2.89</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Right of Way (Sowerby Bridge 098) - Third party land to achieve suitable access - Adjacent to Wildlife Habitat Network - Listed Buildings - Brockwell House and Brockwell Cottage (Grade II) to the south and east, and Bullace Trees Cottage (Grade II) to the south - Air quality and the impact of additional road traffic taken cumulatively - Proximity to Ryburn Valley High School - Tree Preservation Orders - Loss of natural and semi natural urban green space - <u>Proximity to waste site EAWML 65545 (Calder Valley Skip Hire Ltd).</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS and green infrastructure to increase infiltration 	Update / Correction

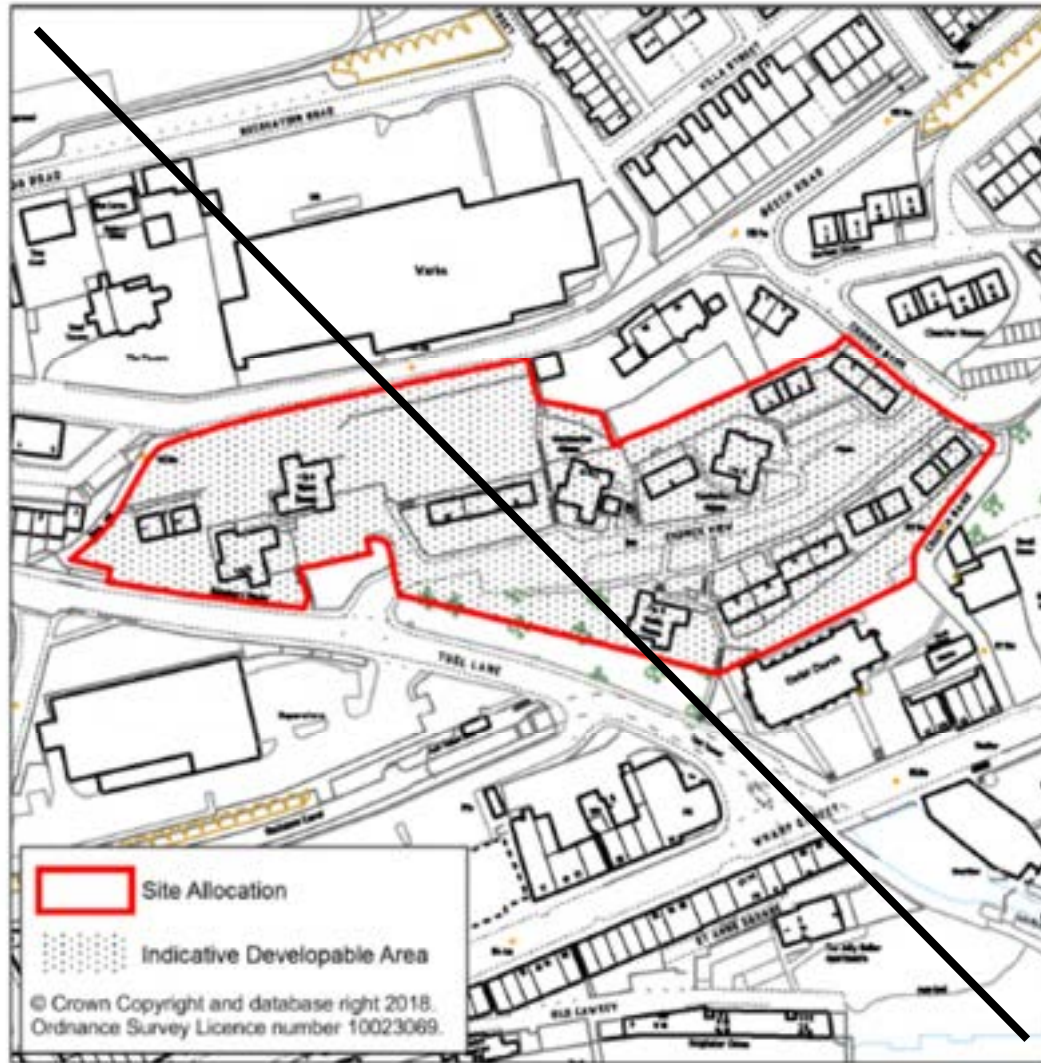
Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - Third party land required to achieve suitable access - Excluding 20m buffer on southern and western edges and retaining a 20m buffer of trees across the centre of the site. - Plant areas outside developable area with native shrubs and trees and manage as woodland. - The impact of development on the open character of the area and its visual amenity should be assessed - Consider the impact on visual amenity currently provided by the site. - High quality open space facilities should be provided on site as part of any development to help rectify current deficiencies. - Mitigation against loss of open space, for example, enhancing existing areas of natural open space or providing new facilities. - Retain existing trees, including those to east and north - Retain and repair the stone boundary wall to the south - Consideration to recommendations provided within the HIA <i>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</i> - Air quality and the impact of additional road traffic taken cumulatively - Regard should be had to the West Yorkshire Emission Strategy - Proximity to Ryburn High School and impacts should be considered - Third party land agreements need to be confirmed - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	
MM300	172	LP1412	<p>Indicative Density: 30 <u>64</u> Indicative Capacity: 8 <u>18</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Site access would require significant earthworks - Wildlife Habitat Network - Listed Buildings - Brockwell House and Brockwell Cottage (Grade II) to the north, and Bullace Trees Cottage (Grade II) to the south - Air quality and the impact of additional road traffic taken cumulatively - Tree Preservation Orders - Loss of natural and semi natural urban green space - Road noise - <u>Proximity to waste site EAWML 65545 (Calder Valley Skip Hire Ltd).</u> 	Update / clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Provide a 20m buffer on the southern boundary - Plant areas outside developable area with native shrubs and trees and manage as woodland - The impact of development on the open character of the area and its visual amenity should be assessed - Mitigation against loss of open space, for example, enhancing existing areas of natural open space or providing new facilities - Retain existing trees, including those to east and north - Retain and repair the stone boundary wall to the south - Consideration to recommendations provided within the HIA <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - Have regard to the West Yorkshire Low Emission Strategy 	
MM301	173	LP1415	<p>Constraints</p> <ul style="list-style-type: none"> - Site access - changes in levels likely to be mean dual access from Walker Lane and Wakefield Road - Within Sowerby Bridge Air Quality Management Area - Noise (road traffic and industrial) - <u>Proximity to waste site EAWML 65545 (Calder Valley Skip Hire Ltd).</u> 	Update

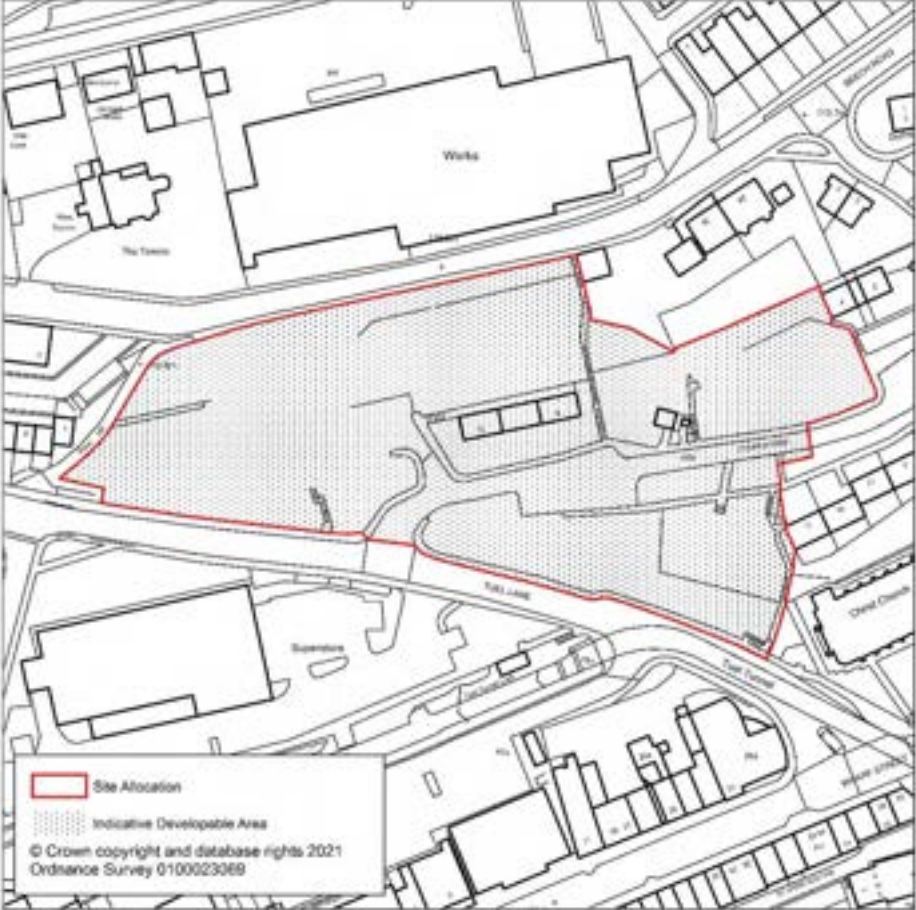
MM302

174

LP1654



Update /
correction /
clarification


Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p data-bbox="645 1278 1077 1372"> Site Area (ha): 1.51 <u>1.22</u> Indicative Developable Area: 1.51 <u>1.22</u> Indicative Density: 29 <u>21</u> </p>	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>Indicative Capacity: 44 26</p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Consideration to West Yorkshire Low Emission Strategy - Consideration to recommendations provided within the HIA. <i>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</i> - Consider impact of loss of open space - <i>Improvements to other open space in the area should be carried out prior to development. These could include facility improvements at Beech Recreation Ground or Crow Wood Park.</i> - <i>Site requires masterplanning in accordance with Policy IM7.</i> 	
MM303	175	LP1655	<p>Indicative density (dph): 30 <u>42</u></p> <p>Indicative capacity: 22 <u>30</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Parking restrictions may be required on Wood Croft - Consideration to recommendations provided within the HIA. <i>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</i> - Predetermination Archaeological Evaluation - Retention of lowland mixed deciduous woodland on perimeter of the site - Consider loss of open space - <i>Development proposals should include suitable mitigation to compensate for the loss of existing on-site open space.</i> 	Update / clarification

**SD01.2: MAIN MODIFICATIONS TO PUBLICATION VERSION LOCAL PLAN APPENDIX 1 (SITE ALLOCATIONS -
SUPPORTING INFORMATION)**

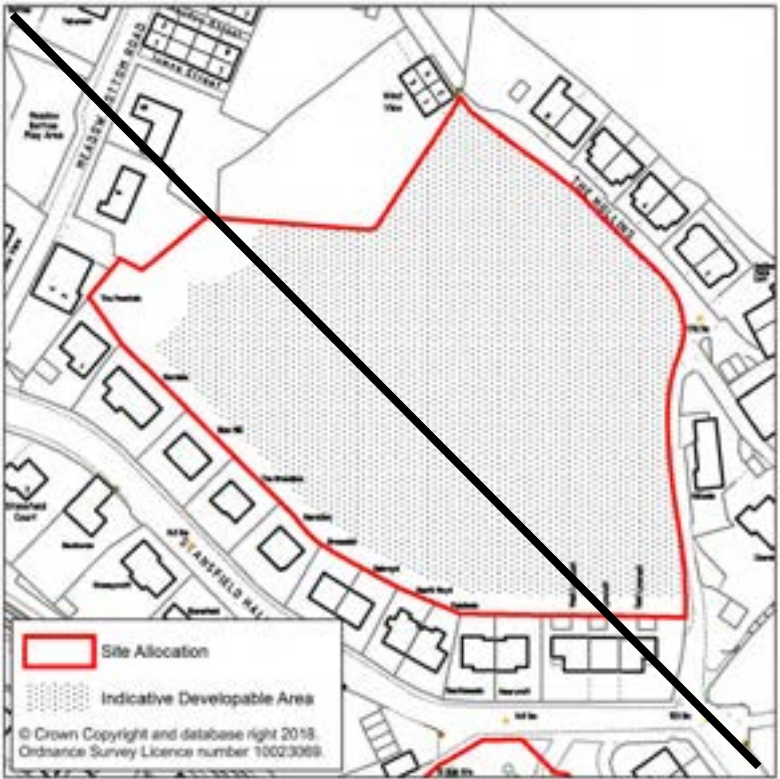
HOUSING ALLOCATIONS TODMORDEN

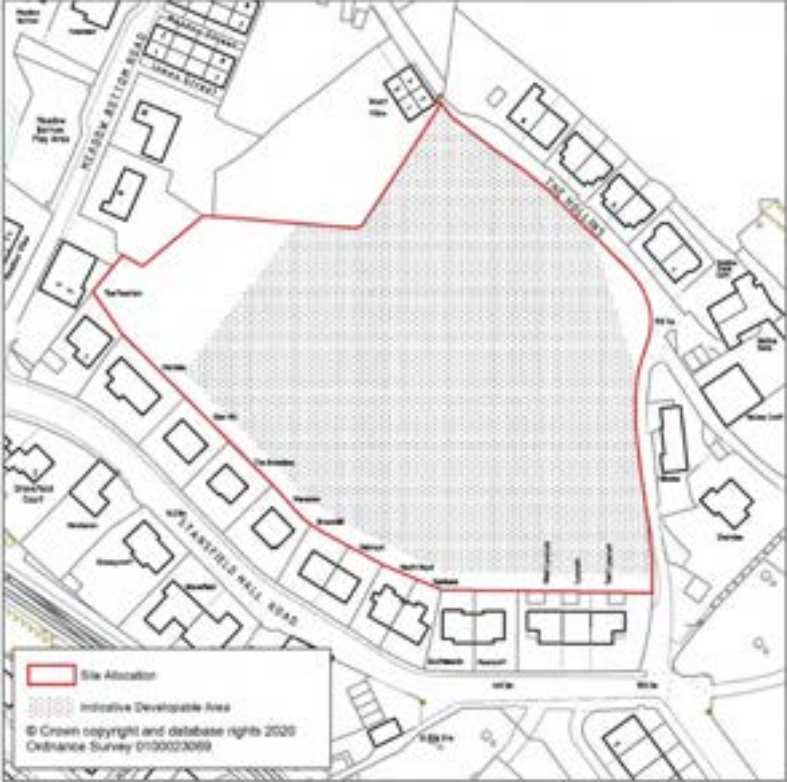
Modification Reference	Page	Site Ref	Tracked Change	Reason
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MM304	176	LP0053	 <p>The image contains two maps of a residential area. The top map is crossed out with a diagonal line. Both maps show a red-outlined area labeled 'Site Allocation' and a hatched area labeled 'Indicative Developable Area'. The maps include street names like 'ELLEN STREET', 'KERRIDGE STREET', and 'BADGER GATE'. A legend in the bottom-left of each map defines the symbols and includes copyright information: '© Crown Copyright and database right 2018 Ordnance Survey Licence number 100033068' for the top map and '© Crown copyright and database right 2021 Ordnance Survey 100033068' for the bottom map.</p>	Update
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Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>Site Area (ha): 0.43 <u>0.37</u> Indicative developable site area: 0.43 <u>0.37</u> Indicative Density: 45 <u>46</u> Indicative Capacity: 13 <u>11</u></p> <p>Constraints:</p> <ul style="list-style-type: none"> - Possible Land Contamination - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports required:</p> <ul style="list-style-type: none"> - Transport Assessment, and proposals to upgrade Fir Street in vicinity of site access - Contaminated Land Assessment. - Habitat Regulations Assessment (informed by ornithological surveys to include nocturnal golden plover surveys). - Flood Risk Assessment to include consideration of layout and design - <u>Landscape Impact Assessment</u> - <u>Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - <u>Habitat Regulations Assessment (HRA)</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS. - 10m buffer provided to south, west boundaries to be planted with native trees and shrubs - Minimise light pollution and disturbance onto the canal - Implement bat sensitive lighting scheme - <u>Development proposals should include the creation or enhancement of other open space.</u> - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement</u> 	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u></p> <p><u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u></p> <p><u>Monitoring of impacts to assess bird use over time</u></p>	
MM305	177	LP0635	<p>Constraints:</p> <ul style="list-style-type: none"> - Possible Land Contamination - Lowland mixed deciduous woodland - UK BAP Priority Habitat - Wildlife Habitat Network - Less than 1km to South Pennine Moors SPA/SAC/SSSI - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports required:</p> <ul style="list-style-type: none"> - Transport Assessment, and proposals to upgrade Fir Street in vicinity of site access - Contaminated Land Assessment. - Flood Risk Assessment to include consideration of layout and design - Habitat Regulations Assessment (informed by ornithological surveys to include nocturnal golden plover surveys). - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - <u>Habitat Regulations Assessment (HRA)</u> <p>Site specific considerations:</p> <ul style="list-style-type: none"> - Provision of SuDS through green and blue infrastructure - 10m buffer to be provided on the west boundary to include felling of existing conifers and replanting with native trees and shrubs. - Plant species-rich native hedgerows be provided on north, south and east boundaries - Upgrading of Fir Street to provide a surface to adoptable standard and provision of footpath into the site - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> - <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including</u> 	Clarification

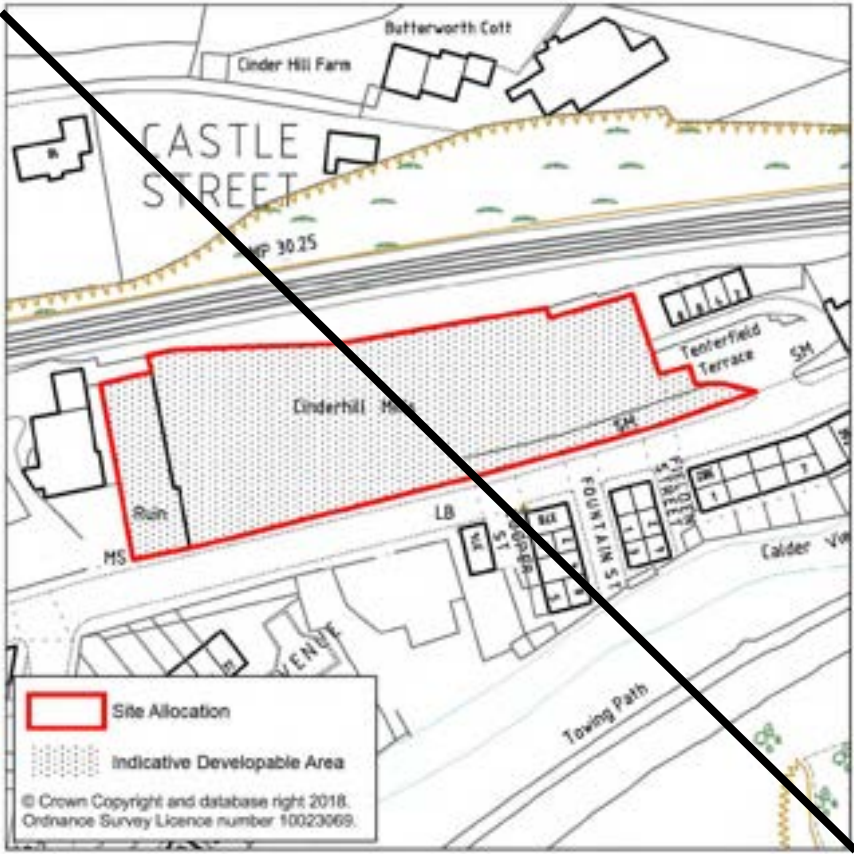
Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u></p> <p><u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u></p> <p><u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u></p> <p><u>Monitoring of impacts to assess bird use over time</u></p>	
MM306	178	LP0640		Clarification

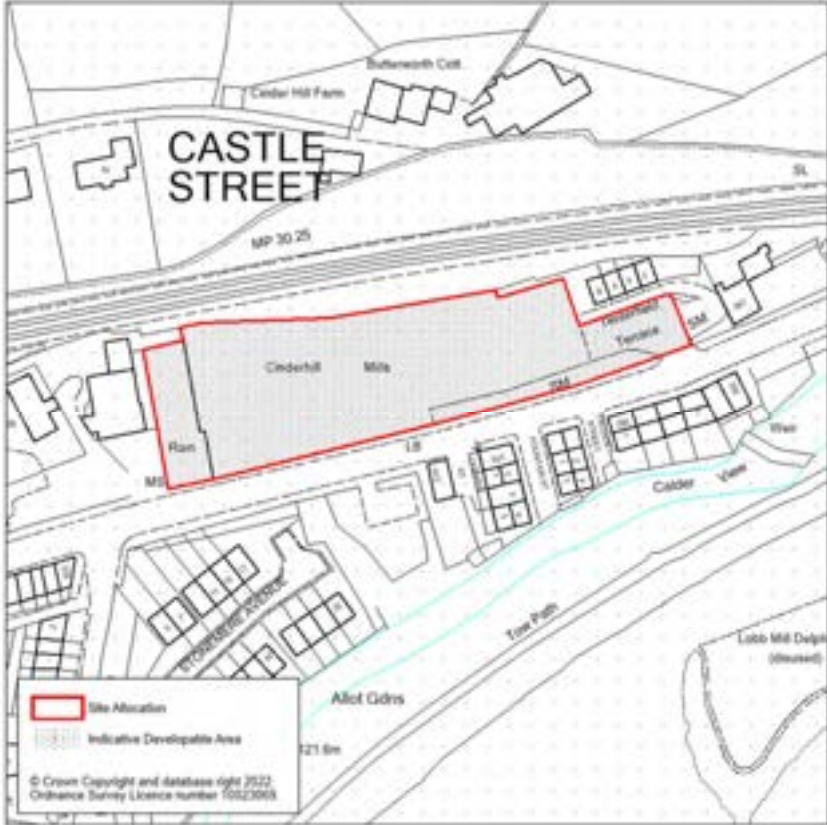
Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p>Site Area (ha): 1.33 <u>1.32</u> Indicative Developable Area: 1.17 <u>1.09</u> Indicative Density: 45 <u>30</u> Indicative Capacity: 53 <u>33</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Pluvial Flood Risk (potential to increase surface water flood risk). - Lowland Mixed Deciduous Woodland. - Fountain Public House, Hollins Farmhouse (Grade II Listed Buildings). - Increased recreational pressure on European Sites (SPA/SAC/SSSI). 	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>- <u>Site is within 2.5km of the SPA/SAC</u></p> <p>- Highway issues - Improvements needed on Victoria Road and the Hollins.</p> <p>- <u>Unstable Land</u></p> <p>Reports Required</p> <p>- Flood Risk Assessment, <u>to include:</u></p> <ul style="list-style-type: none"> • <u>Flood risk hydraulic modelling of Oak Hill Clough</u> • <u>Specific consideration being given to impacts from historic flooding, such as recent flood events in Calderdale</u> • <u>Following a sequential approach to the layout of the site – i.e.locating development in areas of least flood risk</u> <p>- <u>Hydrological Assessment</u></p> <p>- Transport Assessment- detailing pedestrian connectivity and parking on approach roads</p> <p>- <u>Land Stability Report</u></p> <p>- <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u></p> <p>- <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u></p> <p>- <u>Habitat Regulations Assessment (HRA)</u></p> <p>Site Specific Considerations</p> <p>- Provision of SuDS.</p> <p>- 5m buffer of native shrubs to be planted on the southern boundary.</p> <p>- Native trees and shrubs to be planted and non native species removed on the Western boundary.</p> <p>- Removal of Lowland Mixed Deciduous Woodland from Developable Area.</p> <p>- <u>Consideration to recommendations provided within the HIA- <i>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</i></u></p> <p>- Improvements to Victoria Road and The Hollins.</p> <p>- <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u></p> <p>- <u>Where likely significant effects have not been ruled out:</u></p> <p style="padding-left: 40px;"><u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u></p>	

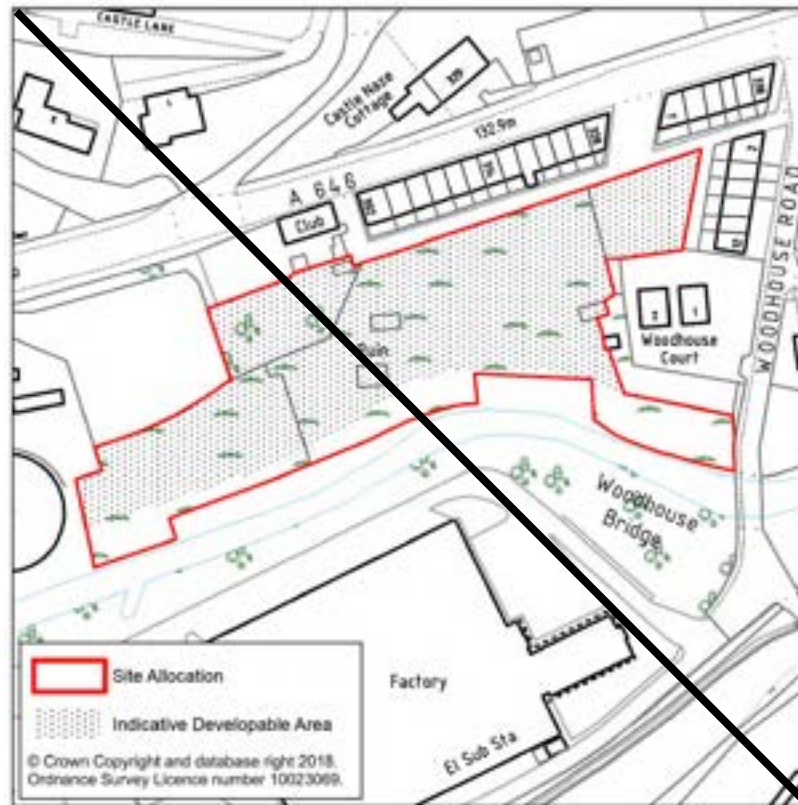
Modification Reference	Page	Site Ref	Tracked Change	Reason
			<u>Provision of equivalent or greater quantity and quality of replacement habitat on-site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u>	
MM307	179	LP0651	<p>Constraints:</p> <ul style="list-style-type: none"> - Fluvial and Pluvial Flood Risk - Site access requiring significant works - Noise from adjacent Railway - 2km from the South Pennine Moors SPA/SAC/SSSI - <u>Site is within 2.5km of the SPA/SAC</u> - Lowland mixed deciduous woodland - UK BAP Priority Habitat - Rights of Way (Todmorden 094 & 192) <p>Reports required:</p> <ul style="list-style-type: none"> - Flood Risk Assessment, including Hydrological Assessment. - Transport Assessment and Travel Plan - Feasible layout based on Topographical Survey - Noise Impact assessment - Land Stability Report - <u>Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - <u>Habitat Regulations Assessment (HRA)</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS through green and blue infrastructure, to be managed for biodiversity - Retain mature trees and retain and restore hedgerows. - Provision of 10m buffer by boundary trees. - Public Right of Way and Historic Rights of Way to be safeguarded - <u>Access to be provided via upgrades to Keswick Close.</u> - Potential upgrading of Stoney Royd Lane to adoptable standards - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> 	Clarification

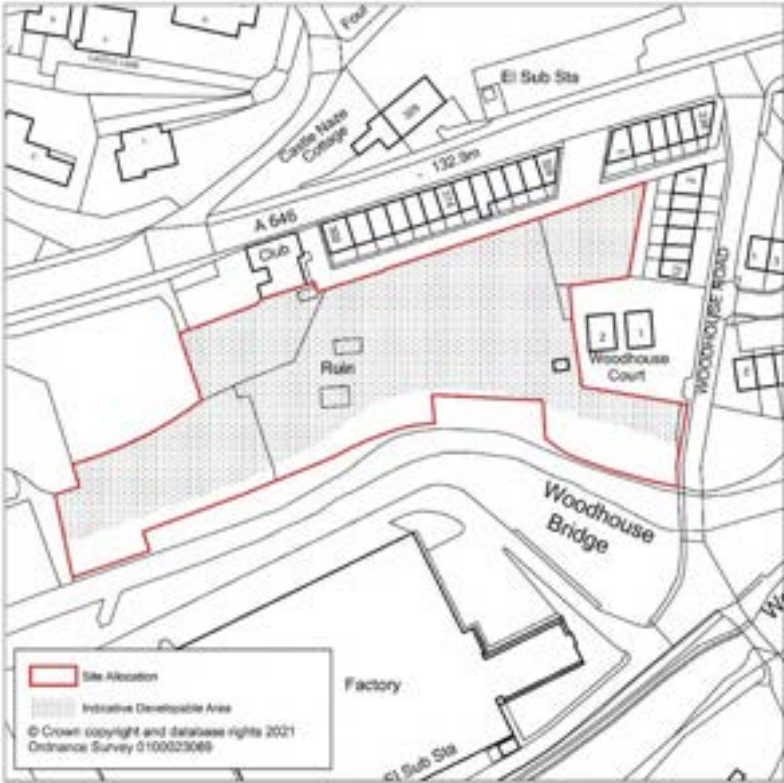
Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>- Where likely significant effects have not been ruled out:</u></p> <p><u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u></p> <p><u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u></p> <p><u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u></p> <p><u>Monitoring of impacts to assess bird use over time</u></p>	

Modification Reference	Page	Site Ref	Tracked Change	Reason
MM308	180	LP0658	 <p data-bbox="678 959 1032 1129">Site Allocation Indicative Developable Area © Crown Copyright and database right 2018. Ordnance Survey Licence number 10023069.</p>	Update

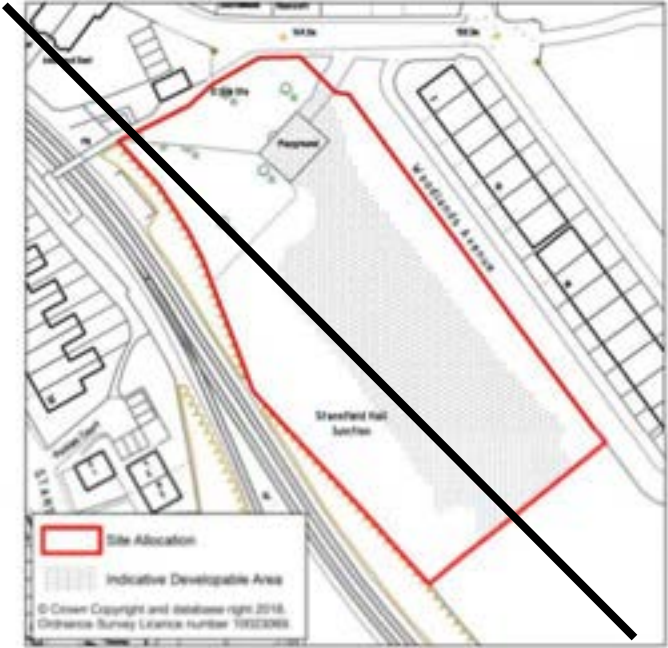
Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p>Site Area (ha): 0.4 <u>0.50</u> Indicative developable site area: 0.47 <u>0.50</u> Indicative density (dph): 52 <u>44</u> Indicative capacity: 24 <u>22</u></p> <p>Constraints: - Highway Constraints.</p>	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - Unstable Land. - Possible Contaminated Land - Road Traffic Noise - Pluvial Flood Risk. - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports required:</p> <ul style="list-style-type: none"> - Hydrological Assessment. - Transport Assessment. - Noise Impact assessment. - Contaminated Land assessment. - Land Stability Report. - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - <u>Habitat Regulations Assessment (HRA)</u> <p>Site specific considerations:</p> <ul style="list-style-type: none"> - Provision of SuDS - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> 	
MM309	181	LP0659		Clarification



Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p>Site Area: 0.58 <u>0.61</u> Indicative Developable Area: 0.48 <u>0.51</u> Indicative Density: 36 <u>33</u></p> <p>Constraints:</p> <ul style="list-style-type: none"> - Fluvial and Pluvial Flood Risk. - Constrained access due to existing dwellings and topography - Proximity to South Pennine Moors SPA/SAC/SSSI - <u>Site is within 2.5km of the SPA/SAC</u> 	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>- Adjacent to River Calder - UK BAP Priority Habitat - Bats and otters</p> <p>Reports Required</p> <p>- Flood Risk Assessment, to include consideration of layout and design:</p> <ul style="list-style-type: none"> • <u>Flood risk hydraulic modelling</u> • <u>Emergency Access and egress plans (to be provided to the LPA for consideration and agreement with the Council's emergency planners)</u> • <u>Specific consideration being given to impacts from historic flooding, such as recent flood events in Calderdale</u> • <u>Specification for sites contained in flood zones 2 and 3 that any more or highly vulnerable uses may not be permitted on the ground floor</u> • <u>Following a sequential approach to the layout of the site – i.e.locating development in areas of least flood risk</u> <p>- Hydrological Assessment - Transport Assessment (Access Design and topographical survey). - <u>Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - Habitat Regulations Assessment <u>(HRA)</u></p> <p>Site specific considerations:</p> <p>- Provision of a 10m buffer adjacent to river planted with native trees and shrubs - Prevent disturbance through light spillage - Provision of SuDS through green and blue infrastructure - Consider proximity to the industrial use to the south - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved</u></p>	


Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>management to ensure use by SPA birds</u></p> <p><u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u></p> <p><u>Monitoring of impacts to assess bird use over time</u></p>	
MM310	182	LP0901	<p>Site removed from Local Plan Land off Woodlands Avenue, Todmorden</p>  <p>Site area (Ha): 0.73 Indicative developable site area: 0.32 Indicative density (dph): 50 Indicative capacity: 16</p>	<p>Update</p> <p>This site has been removed from the Plan, to avoid harm to the character and appearance of this part of Stansfield Hall Road, and to avoid loss of open space provision. See the Inspector's Post Hearings Letter - INS28</p>

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>Land type: Greenfield Ownership: Public</p> <p>Constraints - Loss of Open Space. - Lowland mixed deciduous woodland – UK BAP Priority Habitat - Within consultation zone for South Pennine Moors SPA/SAC/SSSI - Wildlife Habitat Network - Noise from railway</p> <p>Reports required - Habitat Regulations Assessment - Transport Statement - Noise Impact Assessment</p> <p>Site Specific Considerations - Remove Lowland Mixed Deciduous Woodland from Developable Area. - Provision of improved play area and flat kick about area on the adjacent site (LP0902). Pedestrian access to the site should be provided through LP0901 to minimise the impact of moving the facilities to users approaching from the pedestrian railway bridge. - Provision of SuDS</p>	
MM311	183	LP0914	<p>Indicative density (dph): 45 <u>42</u> Indicative capacity: 46 <u>43</u></p> <p>Constraints: - Fluvial and Pluvial Flood Risk. (Walsden Water, Rochdale Canal and Woodbottom Drain) - Highway issues (gradient of the site and circuitous access road alignment required). - Possible land contamination. - Ecological Issues - Rochdale Canal (Wildlife Corridor). - Possible land contamination. - Heritage Assets - two listed structures (Canal Lock Gates). - <u>Site is within 2.5km of the SPA/SAC</u></p>	Update / clarification

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p>Reports Required:</p> <ul style="list-style-type: none"> - Flood Risk Assessment. - Hydrological Assessment. - Transport Assessment and Travel Plan. - Topographic Survey. - Ecological Impact Assessment to include bat survey. - Contaminated Land Report. <u>- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology</u> <u>- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - Habitat Regulations Assessment (<u>HRA</u>) <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS. - Provision of 10m buffer between site and canal which should be planted with native trees and shrubs. - Development of the site shall include provision for children. - Consideration to recommendations provided within the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> <u>- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> <u>- Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> 	
MM312	184	LP1534	<p>Constraints</p> <ul style="list-style-type: none"> - Fluvial (Walsden Water) and Pluvial Flood Risk. 	Clarification


Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - Unstable Land. - Possible Land Contamination. - Ecological Issues - Lowland mixed deciduous woodland (UK BAP Priority habitat), Rochdale Canal and specific species such as otters, bats and birds. - Birks Mill and Birks House - non designated heritage asset. - <u>Grade II Listed Bridge over Rochdale Canal and Grade II Rochdale Canal Lock 28: Birks Mill Lock</u> - <u>Site is located within a groundwater Source Protection Zone 1 (SPZ1) for groundwater abstraction that is used for drinking water needs</u> - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports Required</p> <ul style="list-style-type: none"> - Flood Risk Assessment. - Hydrological Assessment. - <u>Hydrogeological (groundwater) Risk Assessment that identifies potential risks to groundwater from the development and identifies mitigation measures</u> - Transport Assessment. - Bat and otter surveys. - Habitat Regulations Assessment/Ecological Impact Assessment. - <u>Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - <u>Habitat Regulations Assessment (HRA)</u> - Land Stability Report. - Land Contamination Assessment - <u>Landscape Impact Assessment</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS. - Signage would be needed at the bridge over Birks Mill Lock to give priority to traffic approaching the site from the A6033. - Native tree and shrub planting in area outside developable area. - Bat sensitive lighting scheme. - Provision of a 10m buffer between site and canal which should be planted with native trees and shrubs. - Removal of lowland mixed deciduous woodland (UK BAP Priority habitat) from developable area. 	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<p><u>- Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u></p> <p>- Careful consideration will be required in terms of the relationship of new development to the canal, together with scale, layout, design and materials.</p> <p><u>- Implementation of mitigation measures identified in the hydrogeological (groundwater) risk assessment.</u></p> <p><u>- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u></p> <p><u>- Where likely significant effects have not been ruled out:</u></p> <p><u> Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u></p> <p><u> Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u></p> <p><u> Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u></p> <p><u> Monitoring of impacts to assess bird use over time</u></p>	
MM313	185	LP1637	<p>Site removed from Local Plan LP1637 Land in front of Bradnor House, Todmorden</p>	<p>Update</p> <p>This site has been removed from the Local Plan as it is undeliverable in terms of site access. See the Council's Hearing Statement HS21.1.</p>

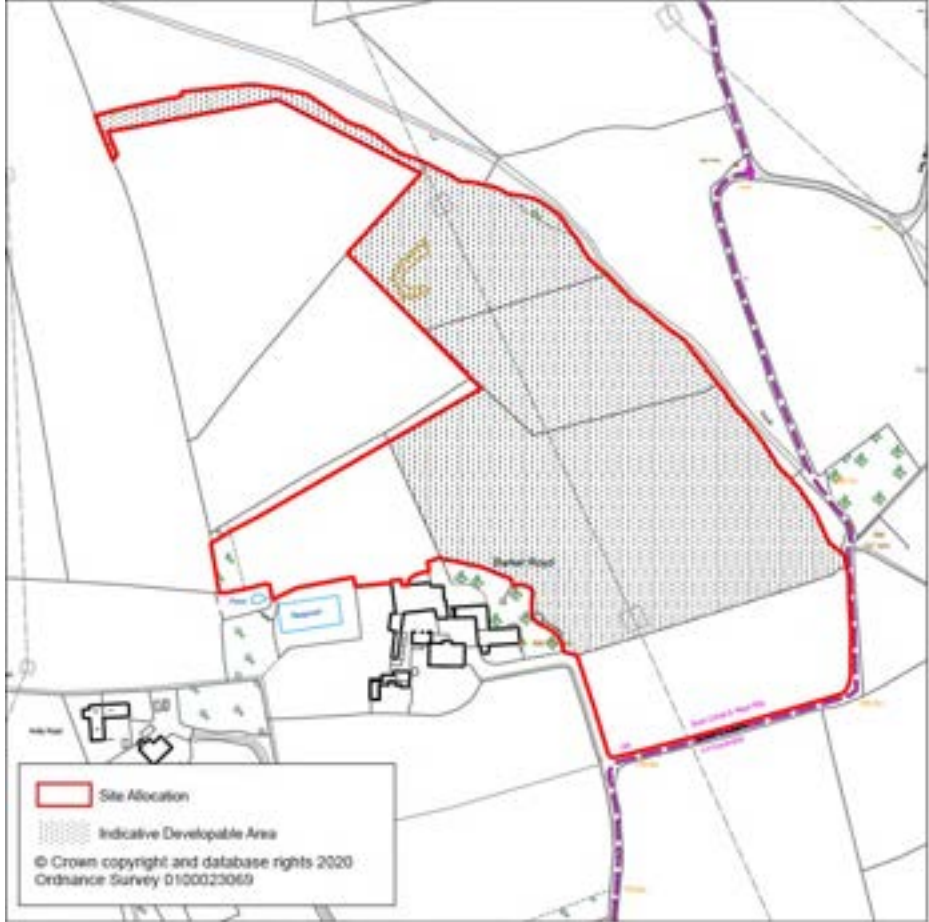
Modification Reference	Page	Site Ref	Tracked Change	Reason
			 <p>Site LP1637 - Land in front of Bradnor House, Todmorden.</p> <p>Site area (ha): 0.66 Indicative developable area: 0.55 Indicative density (dph): 45 Indicative capacity: 25 Land Type: Greenfield Ownership: Private</p> <p>Constraints:</p> <ul style="list-style-type: none"> -Possible Contaminated Land -Third Party Land -Proximity Kiln Clough watercourse -Potential to increase surface water flooding 	

Modification Reference	Page	Site Ref	Tracked Change	Reason
			<ul style="list-style-type: none"> - Historical land drainage - 1.5km to South Pennine Moors SPA/SAC/SSSI - Lowland mixed deciduous woodland – UK BAP Priority Habitat <p>Reports Required</p> <ul style="list-style-type: none"> - Contaminated Land Assessment - Habitats Regulations Assessment - Flood Risk Assessment - Hydrological Assessment, including historical flooding events - Third Party Land control - Transport Statement to include details of widening and/or passing places as well as safe pedestrian routes <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS through green and blue infrastructure - Open Space Enhancement - Removal of Lowland Mixed Deciduous Woodland from the indicative capacity - Trees to the boundaries should be retained (wherever possible) and dwellings should be of an appropriate height (two storeys) - Third party land agreements need to be confirmed (negotiations underway) for access to the site to be possible 	

SD01.2: MAIN MODIFICATIONS TO PUBLICATION VERSION LOCAL PLAN APPENDIX 1 Minerals Sites

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM314	186	MS2 <u>MLP29</u>	<p><u>MLP 29 Pasture House Quarry site a</u></p>  <p><u>Site Area 11.1ha</u></p>	Update

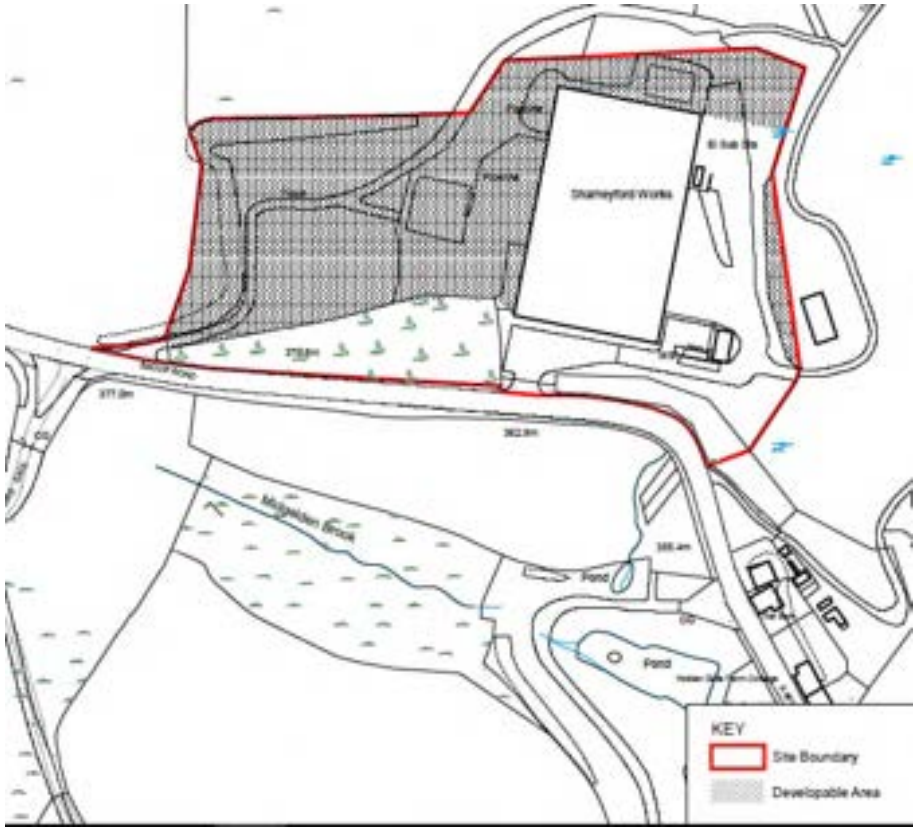
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p><u>Site Specific Constraints</u></p> <ul style="list-style-type: none"> - <u>Green Belt</u> - <u>Site overlies Grade 4 agricultural land</u> - <u>Proximity of Residential Properties</u> - <u>Historic Assets</u> - <u>Public Rights of Way</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Ensure that where working impacts on Public Rights of Way Briqhouse 29 and Briqhouse 37 appropriate diversions are put in place</u> - <u>Implementation of measures to mitigate impacts on any nearby residential properties</u> - <p><u>Reports Required</u></p> <ul style="list-style-type: none"> - <u>Heritage Statement</u> - <u>Landscape Impact Assessment</u> - <u>Noise Report</u> - <u>Dust Report</u> - <u>Restoration Strategy</u> - <u>Transport Statement</u> 	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM315	187	MS2 <u>MLP30</u>	<p><u>Site number MLP30 Pasture House Quarry Site b</u></p>  <p><u>Site Area 4.5ha</u> <u>Indicative Developable Area 2.25ha</u></p> <p><u>Site Specific Constraints</u></p>	Update


Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<ul style="list-style-type: none"> - <u>Green Belt</u> - <u>Site overlies Grade 4 agricultural land</u> - <u>Proximity of Residential Properties</u> - <u>Historic Assets</u> - <u>Public Rights of Way</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Ensure the mineral workings do not restrict the Brighthouse 036 and 037 Public Rights of Way that run along the southern and eastern boundary of the site</u> - <u>Implementation of measures to mitigate impacts on any nearby residential properties</u> <p><u>Reports Required</u></p> <ul style="list-style-type: none"> - <u>Heritage Statement</u> - <u>Landscape Impact Assessment</u> - <u>Noise Report</u> - <u>Dust Report</u> - <u>Restoration Strategy</u> - <u>Transport Statement</u> 	

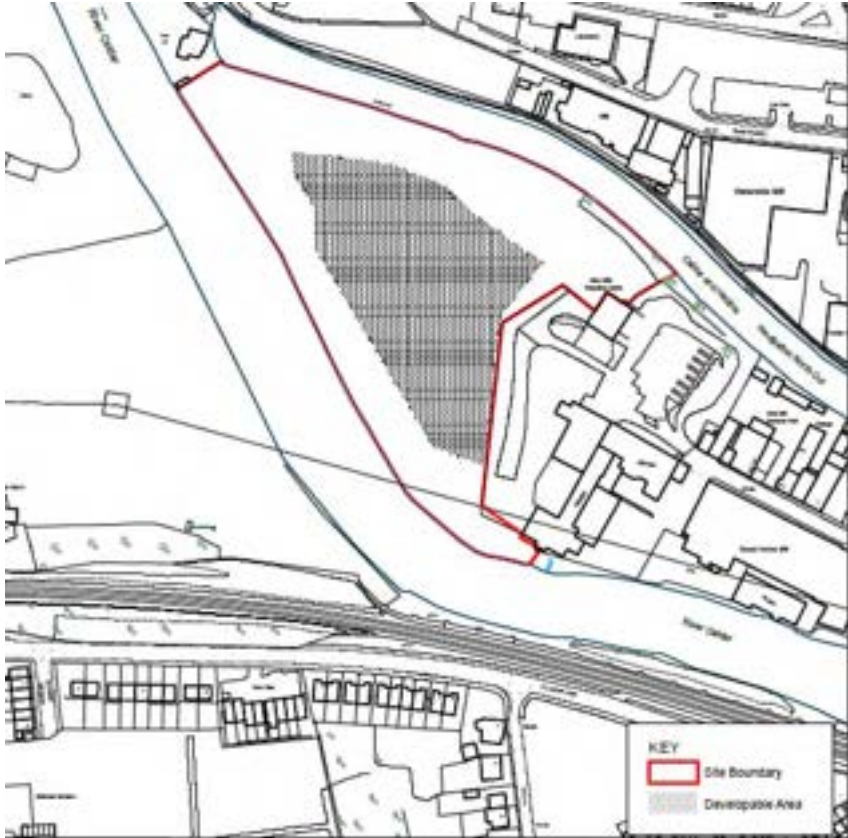
SD01.2: MAIN MODIFICATIONS TO PUBLICATION VERSION LOCAL PLAN APPENDIX 1

Waste Sites


Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM316	200	WA2 W1	<p>W1 <u>Bacup Road Sharneyford, Todmorden</u></p>  <p><i>Site Area: 3.15ha</i></p>	Update

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p><u>Indicative Developable Site Area:1.48ha</u></p> <p><u>Site Specific Constraints</u></p> <ul style="list-style-type: none"> - <u>Special Landscape Area</u> - <u>Area Around Todmorden</u> - <u>Calderdale Wildlife Habitat Network</u> - <u>Local Geological Site</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Native trees and shrubs to be planted along the northern and western boundary.</u> <p><u>Site Specific Reports</u></p> <ul style="list-style-type: none"> - <u>Landscape Impact Assessment</u> - <u>Ecological Impact Assessment</u> - <u>Geological Impact Assessment</u> 	
MM317	200	WA2 <u>W2</u>	<p><u>Site Number W2</u></p> <p><u>Lacy Way, Lowfields</u></p>	Update

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			 <p><u>Site Area:2.27ha</u></p> <p><u>Indicative Developable Site Area: 2.27ha</u></p> <p><u>Constraints</u></p> <ul style="list-style-type: none"> - <u>Potential land contamination</u> - <u>Multiple ownership</u> - <u>Overhead powerlines</u> - <u>Potential fluvial flood risk</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>- Possible provision of SuDS</u> 	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<ul style="list-style-type: none"> - <u>Junction improvements</u> - <u>Possible land remediation</u> - 	
MM318	200	WA2 <u>W3</u>	<p><u>W3 Atlas Mill Road</u></p> 	Update

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<p><u>Site Area:2.08ha</u></p> <p><u>Indicative Developable Site Area: 0.8ha</u></p> <p><u>Constraints</u></p> <ul style="list-style-type: none"> - <u>Local Wildlife site Calder and Hebble Navigation to the North of the Site</u> - <u>Flood Risk</u> - <u>Grade II Ganny Lock</u> - <u>Potential Contaminated Land</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Retention of existing Tree Belt surrounding developable area to mitigate Heritage Impact</u> - <u>Implement 10m buffer zone between developable area and the tree belt</u> - <u>Access Road is within Flood Risk Zone 3</u> <p><u>Reports</u></p> <ul style="list-style-type: none"> - <u>Flood Risk Assessment</u> - <u>Heritage Impact Assessment</u> - <u>Ecological Impact Assessment</u> - <u>Transport Assessment</u> - <u>Protected Species Survey</u> - <u>Contaminated land Survey</u> 	

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
MM319	200	WA2 <u>W4</u>	<p><i>Site W4 North of Holmfield Industrial Estate (part of New Employment Site LP1219)</i></p>  <p><i>Site Area 6.85ha</i></p> <p><i>Indicative Developable Site Area: Site W4 is proposed as a New Employment Site, site ref LP1219. It is expected that a waste facility would only occupy part of the site, and not the entire site.</i></p> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Comprehensive planning of design and layout required with other development sites</u> - <u>Possible provision of SuDS</u> - <u>Defence line of the water courses and flood resilience & resistance</u> - <u>Provide a minimum stand off from the Strines beck of 10m. Augment the habitat corridor by including flood water attenuation wetlands linked to the beck corridor with</u> 	Update

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason
			<u><i>invert levels set to retain at least 100mm of water. Plant with rich fen habitat.</i></u> <u><i>- Site requires masterplanning in accordance with Policy IM7.</i></u>	

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Cabinet Report Appendix 3

CALDERDALE LOCAL PLAN

SUSTAINABILITY APPRAISAL OF LOCAL PLAN MAIN MODIFICATIONS

Calderdale Metropolitan Borough Council

2022

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Local Plan: Main Modifications Sustainability Appraisal

1. Background

1.1 This document is the Sustainability Appraisal of the Local Plan Main Modifications. The Inspector confirmed in their letter of the 21st March that she considered that the submitted Local Plan was, subject to main modifications, the Plan is likely to be capable of being found legally compliant and sound.

1.2 The Calderdale Local Plan ('CLP') was submitted to government for examination in January 2019. Due to a number of factors, including the coronavirus pandemic, the Examination in Public took place over the next 3 years, with a number of different hearing stages.

1.3 During the EiP, a number of proposed Main Modifications were proposed by the Inspector and the Council, to ensure the plan was legally sound.

1.4 A Sustainability Appraisal has been carried out on the Main Modifications and will be submitted for public consultation alongside the other Local Plan Main Modifications documents. The SA of the Main Modifications has been carried out using the same methodology applied by the council for the previous stages of the Local Plan preparation.

1.5 This latest SA also includes a section on the previous work of the SA in Appendix 1, which allows the reader to follow the process of SA which has been an iterative process ongoing through the various stages of the Local Plan preparation.

2 SA of the CLP Main Modifications

2.1 The purpose of this SA Report is to clearly set out the method and findings of further SA work carried out on the proposed CLP Main Modifications.

2.2 The SA of the CLP Main Modifications has been carried out in accordance with the SEA regulations and the National Planning Policy Framework.

2.3 The report consists of the following sections:

- Section 3 summarises the previous SA work carried out
- Section 4 explains the methodology for carrying out SA
- Section 5 summarises the finding of the SA of the CLP Main Modifications
- Section 6 sets out a concluding summary and the next steps for the CLP and the SA
- Section 7 Appendices

3. Previous SA Work

3.1 This section presents an audit trail on the earlier stages of the Sustainability Appraisal (Incorporating Strategic Environmental Assessment) carried out on the CLP.

3.2 As previously set out in earlier SA documents, the majority of the Local Plan policy options and Spatial options commenced as part of the now abandoned Local Development Framework

approach, which would have resulted in two separate documents; a 'Core Strategy' which would have set out the strategic policy, and a separate document, the 'Land Allocations Development Plan document', which would have included site allocations and Development Management policies. A full listing of SA documents is presented in Appendix 1.

3.3 The table in Appendix 2 provides an audit trail of all of the policies in the Local Plan as to where they were first proposed, and at which stage they were subject to SA. The majority of the policies were developed from the Local Development Framework Options, and the SA Summary and reasons for rejecting or pursuing the policies are available to view in the Reasons for Policies document.

3.4 A number of policies emerged later in the Local Plan process and the second part of the table lists these policies and under which SA it was considered.

3.5 There are a number of documents that form the SA of the Local Plan which for ease of reference are listed below with the relevant Examination Library reference:

- For policies the documents are:
 - Core Strategy Sustainability Appraisal Report 2012 (PC02.3)
 - Core Strategy 'Reasons for Policies' 2012 (PC02.4)
 - Sustainability Appraisal of Local Plan Initial Draft 2017 (SD03.1)
 - Sustainability Appraisal of Local Plan Publication Draft 2018 (SD03.2)
 - Sustainability Appraisal Update – Additional Housing Supply 2019 (CC33)

- For sites the documents are:
 - Sustainability Appraisal of Local Plan Initial Draft 2017 (SD03.1)
 - Sustainability Appraisal of Local Plan Publication Draft 2018 (SD03.2)
 - Sustainability Appraisal Update – Additional Housing Supply 2019 (CC33)
 - Sustainability Appraisal of Filtered Sites 2021 (CC146)

3.6 At the end of the hearing sessions, the Inspector requested the council clarify which reasonable alternative policy options (aside from housing requirement/distribution options) were appraised and reasons for rejected options not being taken forward.

3.7 In relation to the early SA work on the policy options, the Council published a document entitled the 'Core Strategy Refined issues and Options' which was subsequently appraised by the SA. The 'Core Strategy Reasons for Policies' document included a SA summary of that work, and the reasons for not taking some policy and spatial options forward.

3.8 The reasonable strategic Policy Options that have been appraised are as follows:

- Town Centre Strategy (SA of CS RI&O) - Core Strategy Sustainability Appraisal Report 2012 (PC02.3)
- Pepper Potting or Garden Suburbs - Sustainability Appraisal of Local Plan Publication Draft 2018 (SD03.2)
- Spatial Strategy and Distribution - Sustainability Appraisal of Local Plan Initial Draft 2017 (SD03.1)

- Additional Housing Requirement and Supply Options - Sustainability Appraisal Update 2019 (CC33)

Town Centre Strategy

3.9 In relation to the Town Centre Strategy policy options, the Core Strategy Reasons for Policies Document (Document reference PC02.4, 2012) sets out that Policy Options that were put forward in relation to the future retail hierarchy for Calderdale, within the context of retail needs the two options put forward were as follows:

- Option 1 to 'maintain and strengthen the current role of all existing centres', or
- Option 2 to 'enhance or decrease the role of a specific centre in relation to the current retail hierarchy'.

3.10 The majority of responses received from the consultation process preferred Option 1, also it was considered that Option 1 aligned closer to the aims of the Sustainable Community Strategy and Local Area Agreement to 'create and support dynamic and vibrant town centres' in that all centres will at least be maintained, if not strengthened, as opposed to Option 2. The SA was generally more positive about Option 1.

3.11 The SA identified that there could be potential negative effects arising from option 2 on objectives SA3, to create and retain healthy vibrant and inclusive communities, SA4, 'To Encourage Increased Participation in Cultural, Leisure and Recreation Activities' and SA5 'To Improve Accessibility to Essential Services, Facilities and Employment' as decreasing a role of a centre could impact on these by increasing social exclusion and lack of accessibility to services, whilst there was also a negative effect on SA 17 'Enhance the Viability and Vitality of the Town Centres'. Therefore Option 1 was the preferred SA option.

Garden Suburb vs Pepper Potting Approach

3.12 The consideration of the spatial distribution of housing development for the Local Plan has been the relative merits of a larger number of more modest allocations 'pepper-potted' throughout the district versus a smaller number of large strategic allocations, the 'Garden Suburb' approach.

3.13 The SA of both approaches is documented in the SA of Local Plan Publication Draft (2018, SD03.2). The conclusion in the SA in respect of the approaches is overall, the strategy of pursuing a garden suburb approach resulted in a greater number of positive effects on the SA objectives compared to the pepper potting approach.

3.14 The positive effects were recorded across social, environmental, and economic themes. Focusing development on a smaller number of strategic allocations is considered to offer a particular opportunity for sustainable development because such sites are of sufficient scale to provide a planned 'garden village' layout with enhanced local facilities and infrastructure. In this sense it is possible to manage and mitigate impacts in a more holistic manner.

3.15 Adopting an approach that delivered a pepper potting approach would risk a dispersed pattern of development that would risk the coordinated delivery of infrastructure requirements resulting from the cumulative impact of a large number of smaller sites.

3.16 It is also true that the SA has reinforced the desire to avoid placing increased pressure on the upper valley, which lessens the potential increased flood risk resulting from development in this area.

3.17 It is acknowledged that whichever approach is adopted, the landscape and Green Belt will be impacted. In addition, the effect of traffic on the environment will increase, at least in the short term. However, in securing transport related infrastructure through a critical mass of development, this could mitigate the impacts over the medium to long term.

3.18 The SA drew a number of conclusions in relation to the two approaches and the impacts of both; both were seen to record negative impacts on SA8 and reducing the effect of traffic on the environment and SA11 and landscape. However, in relation to the Garden Suburb approach, it was considered that mitigation of these would be easier to achieve through the transport improvements to be delivered along key travel corridors in south east Calderdale; whilst Masterplanning can secure an efficient use of the land in terms of a mix of uses and deliver a number of facilities (e.g. Schools, community facilities) that also reduce the need to travel. Achieving a co-ordinated mitigation approach to the negative impacts on the SA Objectives would be much harder to deliver compared to the critical mass that would be delivered through the Garden Suburbs.

Spatial Strategy and Distribution

3.19 The Spatial Strategy and Distribution options were subject to SA in the 2017 document, the SA of Local Plan Initial Draft 2017 (SD03.1). A number of 'Notional Distributions' were assessed in the preparation of the Initial Draft of the Local Plan and these were as follows:

- Notional Distribution A - Numerically the same in all towns as the Preferred Options, although the residual of the Local Plan housing requirement is allocated to Brighouse;
- Notional Distribution B - Based on the percentage of proposed dwellings allocated to each area in 2012 Preferred Options Distribution and applying this percentage to the Local Plan housing requirement, with the residual of the requirement again allocated to Brighouse;
- Notional Distribution C - Numerically the same in all towns as the Preferred Options, apart from Halifax where the allocation was based on the size of the existing settlement in terms of dwelling numbers, with the remainder of the Local Plan housing requirement allocated to Brighouse;
- Notional Distribution D - Todmorden, Sowerby Bridge, and Hebden Bridge are allocated in line with the land available in the relevant settlements, the remaining settlements apart from Brighouse are allocated dwellings based on the percentage of the Preferred Options distribution applied to the updated Local Plan requirement, with any residual dwellings allocated to Brighouse;
- Notional Distribution E - This option is based on the proportion of the Borough's existing dwellings in each settlement, and applying this to the Local Plan housing requirement apart from Todmorden, Sowerby Bridge, and Hebden Bridge which are allocated in line with the Preferred Options, the residual dwellings are again allocated to Brighouse;

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- Notional Distribution F - Again Todmorden, Sowerby Bridge, and Hebden Bridge are allocated the same number of dwellings as the Preferred Options, the Halifax allocation is based on the distribution of existing dwellings by settlement, whilst the remaining areas (Ryburn Valley, Northowram / Shelf, Mytholmroyd / Luddenden and Elland) apart from Brighouse are allocated dwellings based on their relevant percentage in the Preferred Options and applied to the Local Plan housing requirement, with the remainder of the requirement allocated to Brighouse.

3.20 These notional distribution scenarios helped in establishing the strategic issues associated with differing levels of development in each of the Local Plan Areas. These strategic issues can be summarised as:

- All Notions of Distribution would provide significant benefits with regards to additional housing and employment land;
- All Notions of Distribution record a positive impact against the SA Objectives concerned with housing provision (SA1), efficient use of land (SA13), providing good employment opportunities for all (SA15), and achieving business success and sustainable economic growth (SA16);
- All Notions of Distribution will have the potential to create significant effects on biodiversity (SA9), the character of the landscape and settlements (SA11), as well as the impacts on the transport network and associated levels of pollution (SA8);
- Focus on the eastern part of the Borough could have negative impacts on the western areas, for example access to housing and employment opportunities;
- Focus on the eastern part of the Borough would lessen the potential pressures on the SPA / SAC and associated SSSI's arising from an increased population (SA9, SA11) , although there may be potential impacts from development within the Halifax area on protected areas in the northern part of the Borough;
- Focus on the eastern part of the Borough would provide opportunities to mitigate adverse effects through master planning and coordinating development with transport improvements (SA8);
- There is a degree of uncertainty that would only be resolved by assessing individual sites and policies.

3.21 The full SA of the above is presented in Appendix 7 of the SA of the Initial Draft of the Local Plan (2017, Document reference SD03.1).

3.22 In summary, the Local Plan Initial Draft distribution focused development on the eastern part of the Borough, with significant levels of growth allocated in Brighouse, Halifax, Elland and the Northowram / Shelf Local Plan areas.

3.23 With regards to the SA, these areas reduce the potential negative impacts on the internationally designated SPA /SAC, whilst also being accessible and offering opportunities to result in positive impacts on the economic and social SA Objectives. In terms of mitigating the effects of the scale of development proposed in these areas, the Local Plan will need to enforce specific and appropriate requirements to secure benefits for existing and new residents. The SA assessment of individual sites provides the opportunity for the SA to establish the potential impacts at a more localised level.

3.24 In terms of the SA conclusion on the above notions, those which promoted a higher level of development in the east result in a more positive approach in relation to mitigating issues of flood risk (SA7) pressure on the SPA /SAC (SA9) and provide a more coordinated approach to mitigate transport impacts (SA8) and landscape impacts (SA11). The strategic nature of the Notions of

Distribution meant that there were a number of uncertainties at the time of the assessment; however, the SA reinforced that higher levels of development in the east of Calderdale could be mitigated more positively than implementing a higher level of development in the smaller settlements and constrained Ryburn and Upper Calder Valley's.

SA of Housing Requirement Update and Supply

3.25 As part of the SA of Main Modifications the Inspector requested that the council include a conclusion on the housing supply options presented as part of the Housing Requirement Update paper (CC39 in the Examination Library). The options were as follows:

- Option 1) Maintain the housing requirement at 840dpa and reduce expected economic growth to below the existing baseline figure (6,441 additional jobs);
- Option 2) Increase the housing requirement to 910dpa and reduce expected economic growth to the baseline figure (7,791 additional jobs);
- Option 3) Increase the housing requirement to 1,040dpa and maintain expected economic growth at the current policy-on plus transport level (10,318 additional jobs).
- Option 4) Increase the housing requirement to (on average) 997dpa which supports the 'policy-on with transport' economic growth aspirations and also takes into account the uncertainty in assumptions built into the forecasting model.

3.26 The SA demonstrated the council's Preferred Option was option 4. Option 1 would deliver the least number of new homes and Affordable Housing. The same option would also have resulted in additional in commuting if the economic ambition of the plan were not reduced, and the SA identified this approach would undermine economic growth and efforts to reduce economic inequality.

3.27 Option 2 was considered to offer an increase in housing delivery compared to option 1, however there would still be an undersupply. This option would enable less potential for investment in sustainable transport in comparison to options 3 and 4, there would however be a greater traffic impact than option 1. As with option 1, should this option be pursued and if existing in-commuting patterns are maintained this would undermine economic growth and efforts to reduce economic inequality.

3.28 Option 3 would have delivered the highest number of new homes and therefore scored strongly in terms of the relevant SA Objectives. The increased level of growth would also support greater investment in transport infrastructure. In relation to the economic objectives, the option would have the strongest positive impact in relation to supporting economic growth and therefore the creation of jobs, which would reduce economic inequality and poverty. In addition, this option would maintain existing commuting patterns.

3.29 Option 4 would deliver the housing requirement and would leave only a very minimal affordable housing shortfall. The level of development would also support potential investment in transport infrastructure. The approach would have a strong positive impact in relation to supporting economic growth and therefore the creation of jobs, which would reduce economic inequality and poverty. This approach would maintain existing commuting patterns.

3.30 As with all the options, there were some potential negative impacts in relation to some of the environmental objectives; however, the Local Plan policies ensure that issues around such

elements as flood risk and biodiversity are addressed through the site-specific considerations and the impacts are mitigated.

3.31 In conclusion, options 1 and 2 would result in an undersupply of housing, and limit the opportunities to invest in sustainable travel, in commuting levels would also preclude economic growth. Option 3 results in the stronger positive effects against the SA objectives compared to the options 1 and 2. In relation to social and economic objectives, option 3 promotes increased housing choice, social inclusion, economic growth, investment in transport and although the option would have a greater impact in terms of Green Belt, the additional sites required compared to the other options have been subject to SA and this will have identified any necessary mitigation measures. In terms of option 4, again this results in a positive impact on social and economic objectives, although as is the case with option 3, this would have a greater impact on the Green Belt but slightly less of an impact than option 3.

3.32 There was a further SA carried out of the approach to supply required to facilitate 997dpa, which supports the 'policy-on with transport' economic growth aspirations and also takes into account the uncertainty in assumptions built into the forecasting model.

Housing Supply

3.33 In relation to housing supply the Cabinet Paper dated October 2019 presented two options;

1) The first option was to extend the application of the existing site allocations methodology to the identification of additional housing supply. This was described as 'Standard Option' (Option A).

2) The second option requires the Council to revisit a number of assumptions in a manner that requires greater ambition and optimism. This approach was described as the 'Sustainable Option' (Option B).

SA Summary

3.34 The two options were subjected to SA and a summary of the outcomes is presented below, based on the three distinct elements of the SA assessment, which are social, environmental and economic impacts.

Social

3.35 Both options that were subject to assessment were considered to have a positive social impact, primarily due to both approaches involving the supply of land to deliver the Borough's housing need within the lifetime of the plan. The implementation of both options would result in a marginal shortfall of 121 units on affordable housing requirements and subsequently help to ensure that a higher proportion of the Borough's population would be in the right type and tenure of housing, increase housing choice, and contribute to reducing social exclusion. Notably, there is less certainty with Option B – 'Sustainable Option' in terms of the delivery of affordable housing due to the higher costs associated with the development of brownfield sites.

3.36 While the differences between the two options would not affect the overall result, the increased capacities on town centre, mixed-use allocations in Option B, would result in a more positive outcome due to a greater access to essential services, facilities and employment opportunities. Further, Option B has a slightly greater scope to support the delivery of public

transport infrastructure through the delivery of higher densities in central locations close to public transport hubs.

3.37 In terms of employment opportunity, there is a positive impact as both options aim to meet the revised local housing need, which is a significant factor in attracting and retaining a skilled workforce. The options would have a strong positive impact in relation to supporting economic growth and therefore the creation of jobs, which would reduce economic inequality and poverty. Option B would result in a slightly more positive outcome due to the higher level of employment opportunities available in town centre locations.

Environmental

3.38 In relation to the environmental impacts of the two options, while the overall outcome in terms of scoring would be the same, there would be slightly different impacts when the various objectives were looked at in further detail.

3.39 Option A – ‘Standard Option would have a greater impact on the Green Belt and the natural and semi-natural landscape. There would also be a potentially greater effect on biodiversity, flood risk and traffic related impacts such as air quality and congestion, although the site assessment process and SA assessment will have identified the necessary mitigation measures to ensure any possible impacts are minimised.

3.40 Option B would support sustainable travel choices to a greater extent and therefore have a more positive impact on congestion, air quality and climate change. It would also be more beneficial with regard to the reduction of derelict and degraded land and the use of previously developed sites within and around town centres. By increasing densities in central locations, close to public transport hubs, approach 2 also provides a greater scope to support the delivery of public transport infrastructure, increasing opportunity for sustainable travel modes for prospective residents.

Economic

3.41 The assessment indicates that both options would have a positive impact on the economic objectives of the SA. The level of housing and economic growth proposed by both options would result in a strong positive impact in relation to supporting economic growth and therefore the creation of new jobs, and as a result reduce economic inequality and poverty. Increased local populations will help ensure there is a larger local labour supply for local firms, and also result in additional spending in local shops and town centres.

3.42 Option B however would have the strongest positive impact due to the development of derelict land contributing to the regeneration of town centres and ensuring prospective residents have good access to a range of employment opportunities.

Conclusion of SA

3.43 Overall, it is considered that Option B results in the stronger positive effects against the SA objectives compared to the other approach. In relation to social, environmental and economic objectives, Option B promotes increased housing choice, social inclusion, economic growth, sustainable travel choices and facilitates the reuse of derelict land in and around town centre locations. Although both approaches would have an impact on the Green Belt, Option B would have a lesser impact on this, and other environmental factors such as biodiversity and the protection of natural and semi-natural landscapes.

3.44 The full SA of the housing requirement options update and the conclusions can be found in Appendix 3.

3.45 The additional housing sites proposed in CC39 which were all subject to a full SA and can be viewed in Appendix 4C to this report and also in the Examination Library in the document entitled ‘Sustainability Appraisal Update – Additional Housing Supply’ (December 2019) CC33.

4 SA Methodology

4.1 The Methodology for carrying out the SA of the Main Modifications was the same as the SA approach to the previous stages of the Local Plan. The SA Framework was developed through a number of SA stages, and this was used to consider the potential impacts of the changes that would occur through the Main Modifications.

4.2 The following table is the SA Framework that was applied to the previous versions of the Local Plan and applied again in carrying out the SA of the Main Modifications. Each SA Objective is supported by a number of Decision-Making Criteria, which are a series of questions used to establish the potential impacts of the Local Plan's Objectives, policy and site options. Alongside the Decision-Making Criteria, each SA Objective has a number of relevant indicators, which will be used as the plan progresses to monitor the plan's impacts across the district.

Table 10.1 Sustainability Appraisal Framework	
SA Objective	
1. TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE	Decision Making Criteria For Local Plan
	<ul style="list-style-type: none"> • Will it reduce homelessness? • Will it increase the range and affordability of housing for all social groups? • Will proposal affect opportunities to live in good quality and affordable housing? • Will it reduce the number of unfit homes?
	Indicators
	<ul style="list-style-type: none"> • Delivery <ul style="list-style-type: none"> ○ Annual net increase to housing stock; ○ Housing Trajectory (completions in relation to dwelling requirement); ○ Evidence of deliverable 5 year housing land supply; ○ Number of housing completions per annum by type and size; ○ Number of net additional Gypsy and traveller pitches ○ Gross Affordable Housing Completions per annum; ○ Number of affordable homes on rural exception sites; • Quality <ul style="list-style-type: none"> ○ % of households with no central heating ○ % of households experiencing fuel poverty (under the Low income high costs indicator) ○ Number of dwellings built to Lifetime Homes Standards; ○ Number of unfit homes per 1000 dwellings. • Tenure <ul style="list-style-type: none"> ○ % of private rented ○ % of social housing ○ Number of households on Housing Register;

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	<ul style="list-style-type: none"> ○ Number of households unintentionally homeless and in priority need; ○ % of households owner occupied. (Owned outright, with mortgage/loan, shared ownership) ● Affordability <ul style="list-style-type: none"> ○ Median average house price ○ House price to income ratio (Based on Householders Aged 20-39 & 2-3 Bedroom House). <p>Targets</p> <ul style="list-style-type: none"> ● As per Housing Requirement Figure ● Number of Affordable Homes as per SHMA; ● Provision of sufficient pitches to meet need identified in GTAA
<p>2. TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY</p>	<p>Decision Making Criteria For Local Plan</p>
	<ul style="list-style-type: none"> ● Will it reduce levels of crime? ● Will proposal affect personal / community safety (including protection from antisocial behaviour), fear of crime, or crime rates? ● Will it reduce the fear of crime?
	<p>Indicators</p>
	<ul style="list-style-type: none"> ● Offences per 1000 population – against British Crime Survey seven key offences comparator ● Violence against the person per 1000 population ● Burglary offences per 1000 population ● Theft of a vehicle per 1000 population ● Theft from a vehicle per 1000 population ● Number of cyclist road accident casualties ● Number of pedestrian road accident casualties ● Number of people killed or seriously injured in road traffic accidents
<p>Targets</p>	
<ul style="list-style-type: none"> ● Reduction in the number of people Killed or seriously injured in road traffic accidents; ● Others to be established 	
<p>3. TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES</p>	<p>Decision Making Criteria For Local Plan</p>
	<ul style="list-style-type: none"> ● Will it foster inclusive communities? ● Will proposal affect people’s sense of belonging, social support, and social interaction? ● Will proposal affect people’s opportunities to adopt healthy lifestyles, seek employment, access community organisations? ● Will proposal increase access to unhealthy food (e.g. take-aways) ● Will it reduce health inequalities? ● Will proposal ensure a sustainable impact on wellbeing and health, and on tackling inequalities?
	<p>Indicators</p>
	<ul style="list-style-type: none"> ● Population Growth / Change ● Infant mortality rate: deaths up to 1 year per 1,000 live births. ● Standardised all age all cause mortality rate;

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	<ul style="list-style-type: none"> • % of population experiencing bad or very bad health; • Life expectancy at birth • School/Educational attainment • Healthy Life Expectancy • Smoking prevalence • Premature death due to air quality • Public Health Outcomes Framework Physical activity indicator • Indices of deprivation indicator • % of obese children (reception age); • % of obese children (year 6) • % of obese adults;
	<p>Targets</p>
	<ul style="list-style-type: none"> • To be established • No hot food takeaway to be provided within 400m of a secondary school
<p>4. TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES.</p>	<p>Decision Making Criteria For Local Plan</p>
	<ul style="list-style-type: none"> • Will it improve the accessibility and affordability of cultural, leisure and recreation facilities? • Will it safeguard, maintain and enhance existing community and cultural facilities? • Will proposal increase access to leisure / recreation facilities for those with the greatest needs? • Will it provide access to the countryside or green space for recreation and enjoyment? • Will proposal affect open / green space, places for play and social interaction, access to local countryside? • Will it lead to improved levels of green space? • Will it impact on accessibility to multi functional Green Infrastructure including Public Rights of Way, bridleways, cycle routes and footpaths? • Will it impact on the accessibility to National Trails?
	<p>Indicators</p>
	<ul style="list-style-type: none"> • Area of Playing Fields / Public Open Space lost to development. • No net loss of community or cultural facilities. • Total number of synthetic pitches (Per 1000 population) • Sports Hall Area (m2 per 1000 population) • % of households not within an area that meets the Access to Natural Green space Standards (ANGSt) • Number of parks awarded the Green Flag Award • % of adults doing 3 x 30 mins of sport per week • % of adults doing 1 x 30 mins of moderate intensity physical activity per week from Mixenden, Ovenden and Park Wards • Children & Young people's satisfaction with parks and play areas
	<p>Targets</p>
	<ul style="list-style-type: none"> • Increase by 1% per year the % of adults doing 3 x 30 mins of sport per week • Increase of 4% over 3 years the % of adults doing 1 x 30 mins of moderate intensity physical activity per week from Mixenden, Ovenden and Park Wards. • All new publicly accessible greenspace should be delivered to meet an appropriate accessibility and quantity standard.

<p>5. TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT</p>	<p>Decision Making Criteria For Local Plan</p>
	<ul style="list-style-type: none"> • Will it ensure good quality accessibility to all the facilities and opportunities needed to support life and the quality of life? • Will the proposal affect access to services for those with greatest needs? • Will it affect demand for existing services? • Will it ensure better co location between place of residence and employment? • Will proposal affect access to food stores selling healthy and fresh produce? • Is the site within 400m of a bus stop? • Is the site within a 0-15 minute public transport journey of a Primary School? • Is the site within a 0-20 minute public transport journey of a Secondary School? • Is the site within a 0-20 minute public transport journey of a Primary Employment Area? • Is the site within a 0-15 minute public transport journey of a GP surgery? • Is the site within 0-15 minute public transport journey of a convenience store?
	<p>Indicators</p>
	<ul style="list-style-type: none"> • % of homes within 400m of a bus stop • % of residential properties within a 0-15 minute public transport journey of a Primary School • % of residential properties within a 0-20 minute public transport journey of a Secondary School • % of the resident population travelling over 20km to work • % of residential properties within a 0-20 minute public transport journey of a primary employment area. • % of residential properties within a 0-15 minute public transport journey of a doctors surgery; • % of residential properties within a 0-15 minute public transport journey of a convenience store.
<p>Targets</p>	
<ul style="list-style-type: none"> • To be established 	
<p>6. TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT.</p>	<p>Decision Making Criteria For Local Plan</p>
	<ul style="list-style-type: none"> • Will it lead to a high quality built environment and public realm? • Will it conserve those elements which contribute to the significance of area's heritage assets? • Would it reduce the numbers of designated heritage assets at risk in the Borough? • Will it affect the setting of a heritage asset?
	<p>Indicators</p>
<ul style="list-style-type: none"> • Number of historic parks and gardens; • Number of Scheduled Ancient Monuments, Conservation Areas, and Listed Buildings; • Number and percentage of the various types of designated heritage assets identified as being at risk; • Number of Class II sites of Special Archaeological Value; • Applications receiving national recognition of design best practice; • Applications subject to a design panel / design review. 	

	<p>Targets</p> <ul style="list-style-type: none"> • Reduction in the numbers of designated heritage assets identified as being at risk; • All consents affecting designated heritage assets to have an approved Conservation statement or Conservation Management Plan (where applicable).
<p>7. TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY.</p>	<p>Decision Making Criteria For Local Plan</p> <ul style="list-style-type: none"> • Will it reduce the risk of flooding? • Will it prevent inappropriate development in flood risk areas? • Will it contribute to reduction of discharge into the Calder catchment and water retention in the uplands? • Will it reduce the potential to create washland in future?
	<p>Indicators</p> <ul style="list-style-type: none"> • Properties at risk of flooding as defined by the Environment Agency • Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality issues • Number of developments restricting surface water discharge to greenfield rates or better
	<p>Targets</p> <ul style="list-style-type: none"> • Zero planning permissions granted contrary to the advice of the Environment Agency on flood risk grounds • Zero enforcement cases under SUDS regulations
	<p>8. TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT</p>
<p>Indicators</p> <ul style="list-style-type: none"> • Estimated increase in traffic flows for cars (Million Vehicle KM) • Distances (miles) travelled per person per year by mode of transport; • Travel to work mode; • Bus passenger journeys (% of population); • Rail passenger journeys (% of population); • Levels of Rail Freight in the District • Growth in traffic levels; • Additional cycle / footpath creation; • Numbers of Active Travel Journeys; • Number of developments complying with Parking Standards. • The percentage of the population exposed to road, rail and air transport noise of 65dB(A) or more, during the daytime. • The percentage of the population exposed to road, rail and air transport noise of 55dB(A) or more, during the night-time. 	
<p>Targets</p> <ul style="list-style-type: none"> • 25% increase in bus journeys by 2026; • 50% increase in rail journeys by 2026; 	

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	<ul style="list-style-type: none"> • 50% increase in walking journeys by 2026; • 100% increase in cycling journeys by 2026. • Zero net growth in car trips by 2026 once trips generated by new development are accommodated.
<p>9. TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY.</p>	<p>Decision Making Criteria For Local Plan</p>
	<ul style="list-style-type: none"> • Will it protect, enhance and create diverse habitats for plants and animals to thrive in, including International, national and locally protected sites? • Will it impact on designated sites beyond the Borough boundary? • Will it protect and enhance European and nationally protected species and Biodiversity Action Plan species? • Will it protect existing patterns of wildlife movement or join up isolated areas of habitat or increase ecological connectivity within and across local authority boundaries? • Will it increase the vulnerability to climate change of a priority habitat or species?
	<p>Indicators</p>
	<ul style="list-style-type: none"> • Number, area and condition of SPA/SAC; • Number, area and condition of SSSI; • Number and area of Local Sites; • Change in areas of biodiversity importance; • % of Local Wildlife Sites where positive conservation management has taken place in the last 5 years; • Ancient Woodland cover; • Blanket Bog cover; • Upland Heathland cover; • Species Audit (through Calderdale Biodiversity Action Plan)
<p>Targets</p>	
<ul style="list-style-type: none"> • 95% of SSSI's to be in a 'favourable' or 'unfavourable but recovering' condition. • Meeting the targets for habitats and species established in the Local Biodiversity Action Plan. • No loss of ancient woodland or of veteran trees outside protected areas. 	
<p>10. TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS.</p>	<p>Decision Making Criteria For Local Plan</p>
	<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions in residential, business and transport sectors? • Will it improve the energy efficiency of buildings and services? • Will it increase renewable and low carbon energy use and / or generation? • Will it improve air quality? • Will it protect and seek to improve water quality? • Will proposal affect drinking water quality?
	<p>Indicators</p>
<ul style="list-style-type: none"> • Total district CO2 emissions (and for residential, business and transport sectors) 	

	<ul style="list-style-type: none"> • per capita carbon reduction trajectory in relation to local target • Monitored NOx levels (urban areas) • PM10 levels thousand tonnes • % of new development meeting the BREEAM 'Very Good' rating • Number of Air Quality Management Areas designated • % of river / canal length that is of good quality (Chemical) • % of river / canal length that is of good quality (Biological) • Number of Planning Permissions granted contrary to Health and Safety Executive (HSE) advice.
	<p>Targets</p> <ul style="list-style-type: none"> • Achieving a 40% reduction in CO2 emissions from a 2005 baseline; • The Climate Change Act (2008) contains a legally binding target of at least an 80% cut in greenhouse gas emissions by 2050, through actions both in the UK and overseas. The Act also requires a reduction in emissions of at least 34% by 2020. • Achieving reductions in emissions ahead of the national and local trajectories and targets. • Air Quality Action Plan Targets to be met. • 100% of water bodies to meet good ecological status or potential by 2027; • Nil planning permissions granted contrary to HSE advice
<p>11. TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE.</p>	<p>Decision Making Criteria For Local Plan</p> <ul style="list-style-type: none"> • Will it protect and enhance the Green Belt / Area Around Todmorden? • Will it protect hedgerows? • Will it protect woodlands? • Will it protect upland heathland? • Will it protect blanket bog? • Will proposal affect the local production and availability of healthy and affordable food? • Will it protect unimproved grassland? • Will it protect rivers and streams? • Will it protect and enhance the landscape character of the district, including the objectives in relation to National Character Areas? • Will it protect good quality agricultural land (Grade 3)? <p>Indicators</p> <ul style="list-style-type: none"> • Green Belt Land Cover • Amount of Green Belt Land / Area Around Todmorden land developed • Area of species rich hedgerows • Ancient Woodland Cover • Area of Woodland Cover • Upland Heathland • Blanket Bog • Amount of agricultural Land (Grade 3) developed. • Area of unimproved grassland • % of peat bog and upland soils in favourable condition <p>Targets</p> <ul style="list-style-type: none"> • Biodiversity Action Plan (BAP) target is to Plant 10km of species rich hedgerows • BAP target is to ensure all native woodland wildlife sites are maintained in an ecologically favourable condition.

	<ul style="list-style-type: none"> • BAP target to restore 5ha of upland oakwood, 150ha of lowland mixed deciduous woodland, and 5ha of wet woodland. • BAP target to create 20ha of upland oakwood, 40ha of lowland mixed deciduous woodland and 5ha of wet woodland. • BAP target to create or restore 200ha of Upland Heathland • BAP target to create or restore 100ha of blanket bog. • BAP target to restore 20ha and create 100ha of unimproved grassland. • Ensure all rivers, streams and wildlife sites e.g. SSSI, SEGIs or equivalent are maintained in an ecologically favourable condition. • BAP target to restore 5km of degraded river and stream habitat.
<p>12. TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY.</p>	<p>Decision Making Criteria For Local Plan</p>
	<ul style="list-style-type: none"> • Will it ensure increased use of renewable and low carbon energy? • Will proposal utilise efficient / renewable sources of energy? • Will it reduce energy consumption and lead to energy efficient developments? • Will it reduce water consumption? • Will proposal make use of locally sourced and renewable materials? • Will it lead to a reduced use of primary aggregates and lead to recycling of materials?
	<p>Indicators</p>
	<ul style="list-style-type: none"> • Generation of electricity from renewable and low carbon sources • Levels of renewable and low carbon energy generated by type, including CHP. • Average annual domestic consumption of electricity per household • Average annual domestic consumption of gas • Total CHP Generation Heat (H) & Electricity (E) • Daily domestic water consumption per head per day in litres • Number of mineral extraction sites • Production of primary land won aggregates (tonnes) • Production of secondary and recycled aggregates (tonnes) • Number of Mineral Planning Permissions granted; • Non mineral planning permissions granted within MSA without mineral resource assessment • Mineral extraction within MSA during Local Plan period.
<p>Targets</p>	
<ul style="list-style-type: none"> • UK committed to generate at least 15% of energy demand from renewable sources by 2020. • Contribution to sub regional aggregates apportionment; • Nil permissions granted for non mineral development within the MSA without mineral resource assessment. 	
<p>13. TO ENSURE EFFICIENT USE OF LAND.</p>	<p>Decision Making Criteria For Local Plan</p>
	<ul style="list-style-type: none"> • Will it lead to the re-use of previously developed sites? • Will the proposal result in buildings and spaces that allow for adaptation, conversion, or extension? • Will it lead to higher density and/or mixed-use developments? • Will it reduce the amount of derelict and degraded land? • Will proposal bring disused buildings / spaces into productive use for benefit of local community?

	<p>Indicators</p> <ul style="list-style-type: none"> • % of new housing completions built on brownfield land • Amount of employment floor space developed on brownfield land • % of dwellings vacant • Contribution of non-allocated sites to housing supply; • Proportion and number of sites that are windfalls; • Densities achieved on sites of up to 0.4ha • Densities achieved on sites of up to 0.4 to 2.0ha • Densities achieved on sites over 2.0ha • Average densities achieved on new build and conversion sites; • Densities achieved on brownfield and greenfield sites. <p>Targets</p> <ul style="list-style-type: none"> • To be developed
<p>14. TO REDUCE THE AMOUNT OF WASTE PRODUCED.</p>	<p>Decision Making Criteria For Local Plan</p> <ul style="list-style-type: none"> • Will it lead to reduced consumption of materials and resources? • Will it reduce waste through recovery and recycling? • Will proposal affect waste disposal and recycling? <p>Indicators</p> <ul style="list-style-type: none"> • Kg of Household waste collected per head • % of waste recycled • % waste treated • % of waste landfilled • Total waste arisings by type • Number of Planning Applications for waste management facilities; • Annual Assessment of Capacity of waste management facilities. • Number of Non Waste Planning Permissions at safeguarded sites. <p>Targets</p> <ul style="list-style-type: none"> • Match the National Waste Strategy Recycling and composting targets of 50% by 2020; • Aim to meet Calderdale's proposed aspirational recycling rate of 60% for household waste; • Recovering Value from Municipal Waste - 75% by 2020. • Reducing Biodegradable Municipal Waste landfilled to 35% of that in 1995 by 2020. • Continual reduction in waste disposed of in Landfill; • Reduced levels of exported waste; • Calderdale local target for recycling and composting of Municipal Waste is 50% by 2020.
<p>15. TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL.</p>	<p>Decision Making Criteria For Local Plan</p> <ul style="list-style-type: none"> • Will proposal affect access to employment opportunities? • Will it offer employment opportunities to disadvantaged groups? • Will it help to reduce commuting out of the district? <p>Indicators</p> <ul style="list-style-type: none"> • Claimant count based rate of unemployment

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	<ul style="list-style-type: none"> • % of working age population who are economically active • Unemployment levels as % of people of working age • % of jobs by type (M = manufacturing, S = service, C = construction) • % of working age people claiming out of work benefits in the worst performing neighbourhoods • Job density (Number of jobs per head of working population, e.g. a job density of '1' would mean there is one job per person) • Average Gross weekly pay (all workers living in Calderdale) • GVA per employee; <p>Targets</p> <ul style="list-style-type: none"> • Awaiting updated targets concerning % of working age people claiming out of work benefits in the worst performing neighbourhoods.
<p>16. TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT.</p>	<p>Decision Making Criteria For Local Plan</p> <ul style="list-style-type: none"> • Will it allow the growth of existing firms? • Will it encourage inward investment? • Will it improve the resilience of businesses and the economy? • Will it improve the energy and carbon efficiency of businesses and the economy?
	<p>Indicators</p> <ul style="list-style-type: none"> • Proportion of new businesses surviving at least 1 year • New businesses which survive 3 years • Employment Land available (Mixed Use and Employment Allocations) • Total amount of additional employment floor space – by type • Net and gross employment floorspace completions - by type (m²) • Business registration rate • Business de registration rate
	<p>Targets</p> <ul style="list-style-type: none"> • 5 year supply of deliverable employment sites • Increase and maintain the new business registration rate in Calderdale to 10% over the regional average
	<ul style="list-style-type: none"> •
<p>17. ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES.</p>	<p>Decision Making Criteria For Local Plan</p> <ul style="list-style-type: none"> • Will it attract new retailers and other town centre users to the major centres within Calderdale? • Will it allow current retailers to remain trading in the major centres within Calderdale?
	<p>Indicators</p> <ul style="list-style-type: none"> • Shopping floor space per sector • Retail vacancy rates in the Town and District Centres • Total amount of new floorspace for 'town centre uses' by location (gross and net); • New Comparison retail floorspace by town centre (gross and net); • New convenience retail floorspace by town centre (gross and net);

	<ul style="list-style-type: none"> Total amount of new floorspace for 'town centre uses' located outside of centres
	Targets
	<ul style="list-style-type: none"> Latest forecast need for new floorspace by centre; Review of Retail Needs Assessment every 3 years.

5 Summary of the SA Findings

5.1 The majority of the Main Modifications do not result in changes to the impacts on the SA that were identified in earlier versions of the SA. A full list of the SA of the Main Modifications is presented in Appendix 4.

5.2 Where there are changes to the SA, the reports are set out in Appendix 4 (Section C).

5.3 There are new policies that were introduced through the Main Modifications, and these are also shown in Appendix 4 – the policies are as follows:

- WA5 Existing Waste Management Facilities
- IM10 Developer Contributions
- SD6a Regeneration Action Areas

5.4 A further, minor amendment is presented in Appendix 4c, which is the SA site report of LP1000, which had an incorrect address attached to the SA Report in the 2018 SA Report.

6 Next Steps

7.1 The proposed Main Modifications to the Local Plan and the SA of the Main Modifications will be subject to a public consultation. Representations received will then be collated and sent to the Inspector following the end of the consultation period.

7 Appendices

Appendix 1 – List of SA Documents

Appendix 2 – Audit Trail of SA and Local Plan Policies

Appendix 3 - Housing Need Update – SA Conclusions

Appendix 4 - SA of Main Modifications

Section A - SA of Local Plan Policies Main Modifications SD01.1 and CC39

Section B – SA of Local Plan Site Allocations Main Modifications SD01.2 and CC39

Section C –Updated SA Reports

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SUSTAINABILITY APPRAISAL APPENDIX 1 – LIST OF SA DOCUMENTS

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APPENDIX 1: LIST OF SUSTAINABILITY APPRAISAL DOCUMENTS

Date	Document	Description	SA Document	Examination Library Document Reference
November 2008	Core Strategy Issues and Options	Sets out Calderdale in Context, then a series of Questions on topics, e.g. Town Centres, Employment, Climate Change, Flooding, Renewable Energy, types of housing, natural environment etc. These were questions and not policy options, therefore no SA was carried out, instead, this stage was used to update and prepare the SA Scoping Report.	SA Scoping Report 2008/9	Updated as part of EV52
January 2011	Core Strategy Revised Issues and Options, suite of documents.	Published to develop the strategic vision and objectives, and to consider comments from CSI&O consultation and new evidence, SHLAA Retail Needs Study, Employment land Review, and SFRA.	SA of Refined Issues and Options. Summary of SA presented in 'Reasons for Policies' document.	PC02.3
October 2012	Core strategy Reasons for Policies	Sets out why the council chose the preferred options.	SA of Refined Issues and Options summary presented against each 'Reason'.	PC02.3
October 2012	Core strategy Preferred Options	Sets out the Preferred Options policies	SA of Preferred Options 2012. SA documents the appraisal of both the Refined Issues and Options (January 2011) and Core Strategy Preferred Options	CC77
October 2015	Local Plan	Commenced work on a Single Local Plan	SA Scoping Report Update	EV52
July 2017	Local Plan – Initial Draft	Initial draft of the Local Plan	SA of the Initial Draft of the Local Plan July 2017	SD03.1

APPENDIX 1: LIST OF SUSTAINABILITY APPRAISAL DOCUMENTS

August 2018	Local Plan Publication Draft	Publication Draft of the Local Plan	SA of the Calderdale Local Plan Publication Draft	SD03.2
December 2019	Local Plan	Housing Requirement Update and Potential Supply	SA Update – Additional Housing Supply	CC33
January 2020	Local Plan	Housing Requirement Update and Potential Supply	SA Update – Conclusions of SA Comparisons	CC98
June 2021	Local Plan	SA of original policy options and sites that were filtered from the Local Plan	SA of Policy Options and Filtered Sites	CC146
June 2022	Local Plan Main Modifications	SA of Local Plan Main Modifications	SA of Main Modifications	TBD

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SUSTAINABILITY APPRAISAL APPENDIX 2– SA AUDIT TRAIL

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Refined Issues and Options Policy Number	Core Strategy Policy Number	Local Plan Policy Number	SA Carried out	Reasons for Preferred Choice
Policy Option 1 To Follow the Principles of Sustainable Development in the Location and Design of all New and Refurbished Development and Associated Infrastructure	CP5 Presumption in Favour Sustainable Development	SD1 – Presumption in Favour of Sustainable Development	SA of CSRIO	Set out in Reasons for Policies Document
	CP6 Sustainable Development	SD2 – Sustainable Development	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 2 - Reducing Emissions - Encouraging the Use of Sustainable Transport	CP7 Climate Change	CC1 - Climate Change	SA of CSRIO	Set out in Reasons for Policies Document
		EN2 - Air Quality	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 3 - Reducing Emissions - Energy Efficient New Development	CP13 Sustainable Design and Construction	CC1 – Climate Change	SA of CSRIO	Set out in Reasons for Policies Document
		BT1 – High Quality Inclusive Design	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 4 - Reducing Emissions - Generation of Renewable and Low Carbon Energy	TPRE1 – Renewable and Low Carbon Energy	CC5 Supporting Renewable and Low Carbon Energy	SA of CSRIO	Set out in Reasons for Policies Document
		CC6 Assessment of Renewable and Low Carbon Energy Development Proposals	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 5 - Adapting to Climate Change - Flood Risk Management	TPF1 – Flood Risk Management TPF2 – Water Environment	CC2 – Flood Risk Management	SA of CSRIO	Set out in Reasons for Policies Document
	TPF2 – Water Environment	CC3 – Water Resource Management	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 6 - Adapting to Climate Change - Urban Design	CP13 Sustainable Design and Construction	CC1 – Climate Change	SA of CSRIO	Set out in Reasons for Policies Document
		BT1 – High Quality Inclusive Design	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 7 - Adapting to Climate Change - Biodiversity	CP7 Climate Change	CC1 – Climate Change	SA of CSRIO	Set out in Reasons for Policies Document
		GN3 – Natural Environment	SA of CSRIO	Set out in Reasons for Policies Document

Refined Issues and Options Policy Number	Core Strategy Policy Number	Local Plan Policy Number	SA Carried out	Reasons for Preferred Choice
Policy Option 8 – Employment land	TPE 1: Providing Employment Land and Premises for Future Need,	SD4 Provision of Land for future Employment Use requirements	SA of CSRIO	Set out in Reasons for Policies Document
		SD5 – Allocated Employment Sites	SA of CSRIO	Set out in Reasons for Policies Document
	TPE 2: Safeguarding Existing Employment Sites	EE1 Safeguarding Existing Employment Areas, Land and Premises	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 9 – Innovation and diversification of both rural and urban economies	TPE3 – Diversifying the Economy	EE1 Safeguarding Existing Employment Areas, Land and Premises	SA of CSRIO	Set out in Reasons for Policies Document
		EE2 Economic Activity Outside the main Urban areas	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 10 – Create lively vibrant Town Centres – Retail Hierarchy	TPE4 – Calderdale Retail Hierarchy	RT1 – Calderdale retail Hierarchy and Town Centre Uses	SA of CSRIO	Set out in Reasons for Policies Document
	TPE5 Retail Impact Assessments and Thresholds	RT3 – Sequential Test and Retail Impact Assessments	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 11 – Create Vibrant, lively Town Centres	TPE6 – General Town Centre Principles	RT2 Primary Shopping Areas and Frontages	SA of CSRIO	Set out in Reasons for Policies Document
		RT5 - General Town Centre Principles	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 12 – Create vibrant lively town centres – Other Uses	TPE 6 – General Town Centre Principles	RT5 - General Town Centre Principles	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 13 - Create vibrant lively town centres – Improving Quality	Policy CP12 – High Quality Inclusive Design	BT1 – High Quality Inclusive Design	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 14 – Provide Employment Opportunities for All	TPE3 – Diversifying the Economy	EE1 Safeguarding Existing Employment Areas, Land and Premises	SA of CSRIO	Set out in Reasons for Policies Document

* CSRIO = Core Strategy Refined Issues and Options

Refined Issues and Options Policy Number	Core Strategy Policy Number	Local Plan Policy Number	SA Carried out	Reasons for Preferred Choice
		EE2 Economic Activity Outside the main Urban areas	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 15 – Development of a Low Carbon Economy	TPT 2- Sustainable Travel	IM4 – Sustainable Travel	SA of CSRIO	Set out in Reasons for Policies Document
	TPE3 – Diversifying the Economy		SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 16 – Housing numbers including delivering the RSS housing requirement	N/A – The Housing Requirement Figure in the Core Strategy Preferred Option is a figure produced by the scenario and sensitivity testing carried out as part of the Housing Requirement Study rather than either of the two options put forward in the RI&Os document	SD3 – Housing Requirement	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 17 – provision of a range of dwellings of varying types, sizes and prices	TPH 5 Mix of Housing Types and Sizes	HS3 Housing Mix	SA of CSRIO	Set out in Reasons for Policies Document
	TPH 6 Affordable Housing	HS6 Affordable Housing	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 18 – Provision of good quality residential developments	TPH3 Residential Density	HS2 Residential Density	SA of CSRIO	Set out in Reasons for Policies Document
	TPH4 High Quality Housing	BT1 High Quality Inclusive Design	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 19 – Gypsies and Travellers	Policy TPH 7 : Meeting the needs of Gypsies and Travellers and Travelling Showpeople	HS8 Meeting the Need of Gypsies and Travellers and Travelling Showpeople	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 20 – Define a Hierarchy of Green Infrastructure	TPNE1 Define a hierarchy of Green infrastructure		SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 21 – Put mechanisms in place to Secure Green Infrastructure Provision	TPNE3 – Securing Green Infrastructure Provision		SA of CSRIO	Set out in Reasons for Policies Document

Refined Issues and Options Policy Number	Core Strategy Policy Number	Local Plan Policy Number	SA Carried out	Reasons for Preferred Choice
Policy Option 22 – Identify Under Utilised assets and encourage better use	TPNE1 Define a hierarchy of Green Infrastructure	GN1 – Securing Green Infrastructure Provision	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 23 – Ensure that the Green Infrastructure Network is Joined Up	TPNE4 - A joined up infrastructure network	GN2 - A joined up green infrastructure network	SA of CSRIO	Set out in Reasons for Policies Document
		GN3 Natural Environment	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 24 – Ensure that policies have regard to the economic, social and environmental benefits of Green Infrastructure	Not taken forwards as a policy		SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 25 - Identify the Functional Role of Green Infrastructure	TPNE2 - Identify the Functional Role of Green Infrastructure	GN6 Protection and Provision of Open Space, Sport and Recreation Facilities	SA of CSRIO	Set out in Reasons for Policies Document
		GN8 Protection of Local Green Spaces	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 26 - - Protect and Enhance the Historic Environment	TPHE 1: Protect and Enhance the Historic Environment	HE1 The Historic Environment	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 27 - - Promote High Quality Design in New Development and Existing Public Realm - Design Style	Policy CP 12: High quality, inclusive design	BT1 – High Quality Inclusive Design	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 28 - Promote High Quality Design in New Development and Existing Public Realm - Design Requirements	Policy CP 12: High quality, inclusive design	BT1 – High Quality Inclusive Design	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 29 - - Improve the Accessibility and Safety of New Developments	Policy CP 12: High quality, inclusive design	BT1 – High Quality Inclusive Design	SA of CSRIO	Set out in Reasons for Policies Document
	Policy TPH5 Mix of House Types and Sizes	HS4 - Housing for Independent Living	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 30- Ensure Places Are Properly Connected	TPT 1: Making Sure Places are Properly Connected	IM5- Ensuring Development Supports Sustainable Travel	SA of CSRIO	Set out in Reasons for Policies Document

* CSRIO = Core Strategy Refined Issues and Options

Refined Issues and Options Policy Number	Core Strategy Policy Number	Local Plan Policy Number	SA Carried out	Reasons for Preferred Choice
Policy Option 31 - - Increasing Modal Shift Away from the Private Car	TPT 2: Sustainable Travel	IM4 - Sustainable Travel	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 32 - Reducing the Need to Travel	Not taken Forward as originally proposed		SA of CSRIO	Set out in Reasons for Policies Document
Policy Option 33 - Work to Ensure That the Difference in Health, Quality of Life and Economic Prosperity Between Different Communities in Calderdale Reduce.	TPC 1: Community, Health and Education	Partially taken Forward in following policies		
		BT1 – High Quality Inclusive Design	SA of CSRIO	Set out in Reasons for Policies Document
		GN1 – Securing Green Infrastructure Provision	SA of CSRIO	Set out in Reasons for Policies Document
		IM4 - Sustainable Travel	SA of CSRIO	Set out in Reasons for Policies Document
		CP14: Infrastructure Provision	SA of CSRIO	Set out in Reasons for Policies Document
		HW3 Well Being	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option MW1 - Mineral Safeguarding Area	TPM 2: Mineral Safeguarding Areas (MSA)	MS2 Mineral Safeguarding Areas	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option MW2 - Mineral Safeguarding Area	TPM 2: Mineral Safeguarding Areas (MSA)	MS3 Safeguarding Minerals Infrastructure	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option MW3 Site Allocation Policy Options	N/A Continued through Local Plan	MS4 Proposals for new or extended mineral sites	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option MW4 Site Allocation Policy Options		MS5 Proposed Mineral Allocations	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option MW5 Site Allocation Policy Options				
Policy Option MW6 Restoration Policy Option		N/A Continued through Local Plan	MS6 Restoration of Mineral sites	SA of CSRIO

* CSRIO = Core Strategy Refined Issues and Options

Refined Issues and Options Policy Number	Core Strategy Policy Number	Local Plan Policy Number	SA Carried out	Reasons for Preferred Choice
Policy Option MW7 Restoration Policy Option	N/A Continued through Local Plan	MS0 Restoration of Mineral Sites	SA of CSRIO	Policies Document
Policy Option MW8 Broad Areas of Search	TPW 2: Broad Areas of search for New Waste Facilities	WA2 Potential New Waste Facilities - Options	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option MW9 Broad Areas of Search				
Policy Option MW10 Location of New Waste Facilities				
Policy Option MW11 Location of New Waste Facilities				
Policy Option MW14 - Protection of Environmental Resources	TPW 3: Proposals for New Waste Management Facilities	WA4 Proposals for New Waste Management Facilities	SA of CSRIO	Set out in Reasons for Policies Document
Policy Option MW15 - Protection of Environmental Resources				
Not proposed in CS Issues and Options	TPNE 5: Pollution Control	EN1 Pollution Control	SA of CSRIO	Set out in Reasons for Policies Document
Not proposed in CS Issues and Options	TPNE 6: Environmental Protection	EN3 Environmental Protection	SA of CSRIO	Set out in Reasons for Policies Document
Not proposed in CS Issues and Options	TPH 1: Allocating Land for Housing	SD7 Allocated Housing Sites	SA of CSRIO	Set out in Reasons for Policies Document
Not proposed in CS Issues and Options	TPE 7: Local Retailing and Servicing Provision Outside Centres	RT4 Local Retailing and Servicing Provision Outside of Centres	SA of CSRIO	Set out in Reasons for Policies Document
Not proposed in CS Issues and Options	TPE 9: Cultural Provision	RT6 Cultural and Leisure Provision	SA of CSRIO	Set out in Reasons for Policies Document
Not proposed in CS Issues and Options	TPW 1: Planning for Sustainable Waste Management	WA1 Planning for Sustainable Waste Management	SA of CSRIO	Set out in Reasons for Policies Document
Not proposed in CS Issues and Options	TPM 1: Minerals Strategy	MS1 Minerals Strategy	SA of CSRIO	Set out in Reasons for Policies Document

* CSRIO = Core Strategy Refined Issues and Options

Appendix 2 - Part 2

SA Audit Trail Local Plan Policies

Core Strategy Policy Number	Local Plan Policy Reference	Initial SA
CP 9: Green Belt	GB1 Development in the Green Belt	SA Local Plan 2017
CP 10: Development in the Green Belt		
CP 11: Development in the Area Around Todmorden	GB2 Development in the Area around Todmorden	SA Local Plan 2017
TPM 1: Minerals Strategy	MS1 Minerals Strategy	SA Local Plan 2017
N/A Introduced through Local Plan	SD6 Allocated Mixed Use Sites	SA Local Plan 2017
N/A Introduced through Local Plan	CC4 Catchment Management	SA Local Plan 2017
N/A Introduced through Local Plan	HW1 Health Impacts of Development	SA Local Plan 2017
N/A Introduced through Local Plan	HW2 Health Impact Assessment	SA Local Plan 2017
N/A Introduced through Local Plan	HW4 Safeguarding Community Facilities and Services	SA Local Plan 2017
N/A Introduced through Local Plan	HW5 Sustainable Local Food Production	SA Local Plan 2017
TPE 8: Hot Food Takeaways	HW6 Hot food takeaways	SA Local Plan 2017
N/A Introduced through Local Plan	IM1 Strategic Transport Interventions	SA Local Plan 2017
N/A Introduced through Local Plan	IM2 Transport Investment Decisions	SA Local Plan 2017
N/A Introduced through Local Plan	IM3 Safeguarding Transport Investment	SA Local Plan 2017
N/A Introduced through Local Plan	IM6 Telecommunications and Broadband	SA Local Plan 2017
N/A Introduced through Local Plan	IM7 Master Planning of Strategic and Larger Sites	SA Local Plan 2017
N/A Introduced through Local Plan	IM8 Safeguarding Aerodromes and Technical Sites	SA Local Plan 2017
N/A Introduced through Local Plan	RT7 Residential Use in Town Centres	SA Local Plan 2017
TPH2 Non-Allocated Sites	HS1 Non-Allocated Sites	SA Local Plan 2017
N/A Introduced through Local Plan	HS5 Self-Build and Custom Housebuilding	SA Local Plan 2017
N/A Introduced through Local Plan	HS7 Houses in Multiple Occupation	SA Local Plan 2017
N/A Introduced through Local Plan	BT2 Privacy, Daylighting and Amenity Space	SA Local Plan 2017
N/A Introduced through Local Plan	BT3 Landscaping	SA Local Plan 2017
N/A Introduced through Local Plan	BT4 The Design and Layout of Highways and Accesses	SA Local Plan 2017
N/A Introduced through Local Plan	BT5 Designing Out Crime	SA Local Plan 2017
N/A Introduced through Local Plan	BT6 Access for All	SA Local Plan 2017
N/A Introduced through Local Plan	BT7 The Provision of Public Conveniences and Baby Facilities	SA Local Plan 2017
N/A Introduced through Local Plan	GB3 Safeguarded Land	SA Local Plan 2017
N/A Introduced through Local Plan	GN4 Landscape Character	SA Local Plan 2017

Core Strategy Policy Number	Local Plan Policy Reference	Initial SA
N/A Introduced through Local Plan	GN5 Trees	SA Local Plan 2017
N/A Introduced through Local Plan	Policy GN7 Allotments	SA Local Plan 2017
N/A Introduced through Local Plan	EN2 Air Quality	SA Local Plan 2017
N/A Introduced through Local Plan	MS7 Land Based Oil and Gas Extraction	SA Local Plan 2017
N/A Introduced through Local Plan	WA3 Safeguarded Waste Sites	SA Local Plan 2017
N/A Introduced through Local Plan	WA5 Existing Waste Management Facilities	SA Main Mods
N/A Introduced through Local Plan	SD6a Regeneration Action Areas	SA Main Mods
N/A Introduced through Local Plan	IM10 Developer Contributions	SA Main Mods

CABINET REPORT APPENDIX 3

CALDERDALE LOCAL PLAN

SUSTAINABILITY APPRAISAL OF LOCAL PLAN MAIN MODIFICATIONS: APPENDIX 3 – CONCLUSIONS OF SUSTAINABILITY APPRAISAL OF HOUSING NEED UPDATE

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Calderdale Metropolitan Borough Council

2022



Calderdale Local Plan Examination

STAGE 2 - HEARINGS

MATTER 7 – Housing Need Update – Sustainability Update

Conclusions of Sustainability Appraisal Comparisons

January 2020

1.1 In relation to housing requirement, four distinct options have been considered by the Council:

Option 1) Maintain the housing requirement at 840dpa and reduce expected economic growth to below the existing baseline figure (6,441 additional jobs);

Option 2) Increase the housing requirement to 910dpa and reduce expected economic growth to the baseline figure (7,791 additional jobs);

Option 3) Increase the housing requirement to 1,040dpa and maintain expected economic growth at the current policy-on plus transport level (10,318 additional jobs).

Option 4) Increase the housing requirement to (on average) 997dpa which supports the 'policy-on with transport' economic growth aspirations and also takes into account the uncertainty in assumptions built into the forecasting model.

1.2 It should be noted that all site allocations have previously been subject to individual SAs, as has the original 840 dwellings per annum requirement. The four options have been subjected to SA and a summary of the outcomes is presented, based on the three distinct elements of the SA assessment, which are social, environmental and economic impacts.

Social

1.3 In terms of the four options, all were considered to have a positive impact; however, options 1 and 2 would result in a far greater shortfall of affordable housing delivery than options 3 and 4. Option 4 would deliver the housing requirement and would leave only a very minimal affordable housing shortfall (on allocations alone). It is therefore considered that

APPENDIX 3: CONCLUSIONS OF SUSTAINABILITY APPRAISAL COMPARISONS

options 3 and 4 would help to ensure that a higher proportion of the borough's population would be in the right type and tenure of housing, increase housing choice, and help reduce social exclusion.

1.4 In addition, the employment growth figures proposed by options 3 and 4 would result in a greater reduction in economic inequality and poverty. Options 3 and 4 would also improve accessibility through a greater investment in transport infrastructure. Overall, options 3 and 4 are considered to have the strongest positive effect on the social element of the SA.

Environmental

1.5 In relation to the environmental objectives of the SA, option 1 would be likely to have the least uncertain impact as this would result in the same level of housing growth as proposed in the publication version of the Local Plan. Options 2, 3 and 4 would have a greater impact on the Green Belt, however the additional sites required to achieve the greater levels of growth proposed by these options have been subject to SA and will have identified necessary mitigation measures should they be required, and therefore there would be no greater impact on flood risk or nationally and locally designated habitats.

1.6 Options 3 and 4 would result in a greater level of investment in transport and would help to reduce congestion levels, thus having a positive impact on air quality. Whilst option 1 would have the least impact on the landscape, it is considered that of the 3 options requiring a greater level of growth, option 3 would secure greater levels of mitigation in relation to this growth.

Economic

1.7 The SA indicates that options 3 and 4 would have the strongest positive impacts on the economic objectives of the SA. In tandem, the higher level of housing and economic growth proposed by the options would result in the strongest positive impact in relation to supporting economic growth and therefore the creation of new jobs, and as a result reduce economic inequality and poverty. Increased local populations will help ensure there is a larger local labour supply for local firms, and also result in additional spending in local shops and town centres.

APPENDIX 3: CONCLUSIONS OF SUSTAINABILITY APPRAISAL COMPARISONS

1.9 Options 1 and 2 would not deliver the levels of growth that options 3 and 4 would achieve and would undermine both economic growth aspirations and result in additional in-commuting.

Conclusion

1.10 Overall, it is considered that options 3 and 4 would result in the stronger positive effects against the SA objectives compared to the other options. In relation to social and economic objectives, option 3 and 4 promote increased housing choice, social inclusion, economic growth, investment in transport and although the options would have a greater impact in terms of Green Belt, the additional sites required compared to the other options have been subject to SA and this will have identified any necessary mitigation measures.

Cabinet Report Appendix 3

CALDERDALE LOCAL PLAN

SUSTAINABILITY APPRAISAL OF LOCAL PLAN MAIN MODIFICATIONS: APPENDIX 4A

SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS TO THE PUBLICATION VERSION OF THE LOCAL PLAN (AUGUST 2018)

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Calderdale Metropolitan Borough Council

2022



Section A – Sustainability Appraisal of Main Modifications

Written Statement

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
MM1	34	Policy SD1	<p>Presumption in Favour of Sustainable Development When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development. It will always work pro-actively, with applicants, in order to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. <u>As a means of securing sustainable development the Council will:</u></p> <ul style="list-style-type: none"> • <u>Work pro-actively with applicants in order to find solutions so that applications can be approved wherever possible;</u> • <u>When considering development proposals, take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.</u> <p>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no Local Plan relevant development plan policies relevant to the application or relevant the policies <u>which are the most important for determining the application</u> are out of date at the time of making the decision, the Council will grant permission unless: material considerations indicate otherwise. <u>This will involve taking into account whether:</u></p> <ul style="list-style-type: none"> • Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or • Specific policies in the Framework indicate that development should be restricted. • <u>the application of policies in the National Planning policy Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or</u> <p>any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.</p>	Update	The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in the SA of the Local Plan 2017. The policy recorded an overall positive impact against all SA objectives and the modifications do not alter the effects.

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

MM22	34/35	Paras. 5.3 to 5.10	<p>In addition to Policy SD1 a second sustainable development policy is proposed, which has already been subject to consultation at the Core Strategy Preferred Options (2012). Taking sustainable development as the starting point Policy SD2 has been developed through comments received during the initial consultations alongside the SA, and addresses the following topic areas:</p> <ul style="list-style-type: none"> ● Meeting Local Social, Economic, and Environmental Needs; ● Climate Change; ● Accessibility; ● Environmental Protection; ● Design; ● Sustainable Construction; ● Minimising Waste; ● Health and wellbeing; <p>Meeting Local Social, Economic and Environmental Needs</p> <p>5.4 Local Plan policies will address different types of development proposals. Developments may address more than one identified need, for example a residential development may support the housing need in a particular area, and other local needs, for open space, road improvements, or other community facilities.</p> <p>Climate Change</p> <p>5.5 Tackling climate change is fundamental to the principles of sustainable development, through both adapting to, and mitigation of, the impacts of climate change. Development needs to consider both aspects of addressing climate change; adapting to the impacts of climate change may encompass flood risk management, urban design, and biodiversity; whilst mitigating the impacts through policies that direct development towards sustainable locations that are accessible by sustainable travel, delivering energy efficient development, and generation of renewable and low carbon energy.</p>	Update	<p>The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the Update</p>
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		<p>Accessibility</p> <p>5.6 In order to increase accessibility to different opportunities, development should be located in sustainable locations, and which can be accessed by pedestrians, cycling, public transport, or by private car. With this in mind, mixed use developments can often make a positive contribution to sustainable development. Improvement and enhancement of green infrastructure links that encourage walking and cycling will also increase accessibility.</p> <p>Environmental Protection</p> <p>5.7 Within Calderdale, there are internationally important environmentally protected areas, the Special Protection Areas (SPA) and the Special Areas of Conservation (SAC), covering the South Pennine moorlands. Additionally there are five Sites of Special Scientific Interest (SSSI) and a number of locally important nature sites. New development should support the protection and enhancement of these areas, in order to protect these environmentally sensitive areas. In addition to biodiversity, the plan needs to reflect the importance of protecting geodiversity resources.</p> <p>Sustainable Design & Construction</p> <p>5.8 Throughout the lifetime of the plan, proposals should reflect the distinctive, local character of the area and reinforce this through high quality sustainably designed buildings, that minimise their impact on the planet, and make full use of sustainable construction materials. Making full use of local building materials will also support this element of sustainable development.</p> <p>Minimising Waste</p> <p>5.9 Development should reflect the principles of the waste hierarchy as described in the Waste section. This requires waste to be considered as a resource, and to ensure that disposal is seen as the last resort. All development proposals should therefore be designed with this in mind, not only during the construction phase, but also to provide suitable segregation and separation areas for occupants of developments, to improve recycling of materials.</p> <p>Health and Wellbeing</p>		
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APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

			<p>5.10 Planning and the health of the population are closely linked. The local plan will ensure that the contribution that green spaces make towards people's health are reflected in policies; and through ensuring development delivers safe, attractive, public and private spaces, alongside the provision of both formal and informal green spaces that will help encourage more active lifestyles and social interaction. Development proposals should support Strategic Objective 8: Communities and Narrowing the Gap which aims to reduce the differences across Calderdale in terms of health, quality of life, and economic prosperity.</p>		
MM3	36	Policy SD2	<p>Sustainable Development</p> <p>All new development within Calderdale is expected to make a positive contribution to sustainable development by:</p> <ul style="list-style-type: none"> ● Supporting the identified local needs of Calderdale's communities; ● Addressing climate change including adaptation and mitigation; ● Achieving development in accessible locations, and which can be accessed safely by a number of different travel modes; ● Protecting and enhancing local, national and internationally important biodiversity and geo-diversity sites; ● Ensuring development reflects the local and historic character of the area; ● Requiring new development to be built using sustainable construction methods; ● Reducing the levels of waste arising from development; ● Ensuring development supports the health and well-being of the local community. 	Clarification	This policy is now deleted, however given the policy SD1 addresses the same strategic issue there is no impact on the SA as the impacts are addressed through the SA on SD1.
MM4	37	Para 6.2	<p>The level of housing need in Calderdale has been derived using the Government's standard housing methodology, and used the most recent datasets published by the Office of National Statistics in 2016. The Plan will meet the housing need of the Borough for a period of 15 years. The Plan period is therefore 2018/19 – 2032/33. As the most up to date figures are being used, these take into account any under supply over recent years. Planning Practice Guidance is clear that when using the standard methodology for calculating housing need, there is no need to factor in previous levels of under supply as any under delivery will be reflected in the affordability adjustment.</p> <p><i>The report "Modelling the economic implications of the proposed housing requirement" produced by Turley in 2019¹, identified a requirement of 1,040 homes per annum to support the 'policy-on plus transport' economic growth forecast. The housing requirement figure largely adheres to these findings but given the</i></p>	Update	The revised text is an update to supporting text and included for clarification purposes. There are no substantive

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

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			<p><i>complexity and assumptions around modelling, for example, economic activity, commuting rates, population change, household formation and economic participation rates uncertainty exists about the extent to which these assumptions can be relied on. This uncertainty inevitably increases towards the end of the forecast period. Therefore, the housing requirement figure reflects the Turley research and modelling for the first ten years of the Plan period based on the 'policy-on plus transport growth' scenario but employs the Turley 'baseline growth' scenario for the final five years of the Plan period. Given the requirement in National Planning Policy to review Local Plans every five years the current Local Plan will have been reviewed well in advance of the final five years of the current plan period. Reviews will be informed by the most recent evidence. The housing requirement figure is set out in Table 6.1 below.</i></p> <p>Add Footnote to page 37: 1 CC21: <i>Modelling the economic implications of the proposed housing requirement, Produced by Turley for Calderdale Council, August 2019</i></p>		implications for the SA Objectives resulting from the update.						
MM5	37	Table 6.1	<p>Table 6.1: Housing Need in Calderdale Requirement 2018/19 – 2032/33</p> <table border="1"> <thead> <tr> <th></th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Total <i>Housing</i> Requirement 2018/19 – 2032/33</td> <td>12,600 <u>14,950</u></td> </tr> <tr> <td>Dwellings per annum <i>Average Annual Housing Requirement</i></td> <td>840 <u>997 (rounded)</u></td> </tr> </tbody> </table>		Number	Total <i>Housing</i> Requirement 2018/19 – 2032/33	12,600 <u>14,950</u>	Dwellings per annum <i>Average Annual Housing Requirement</i>	840 <u>997 (rounded)</u>	Update	The revised text is an update to supporting text and included for update purposes. There are no substantive implications for the SA Objectives resulting from the update.
	Number										
Total <i>Housing</i> Requirement 2018/19 – 2032/33	12,600 <u>14,950</u>										
Dwellings per annum <i>Average Annual Housing Requirement</i>	840 <u>997 (rounded)</u>										
MM6	37	6.3-6.4	<p>Sources of Housing Supply</p> <p>Whilst the housing needs of the Borough are to be met largely from new land allocations, the Local Plan makes allowances for various aspects of housing supply that contribute to delivery, which means that the actual allocations for new land that the Plan makes are less than the overall level of housing need <i>housing</i></p>	Update	The revised text is an update to supporting text and included for update purposes.						

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

		<p><u>requirement</u>. The various components of housing land supply are discussed below and set out in the Table 6.2.</p> <p>Extant Planning Permissions – The Council’s Housing Land Availability database (HLA) has shown that at 30 September 2017, there were a total of 2,360 dwellings that have planning permission (excluding outline permissions) which had not yet been implemented. 212 of these were to be expected to be delivered in the remaining six months of 2017/18, leaving 2148 to be delivered during the Plan period. The delivery of these dwellings is an important source of supply and their implementation would contribute to meeting the housing requirement in the Borough. The Council has taken a cautious approach in placing reliance on the delivery of extant planning permissions, and recognises that some permissions will lapse or not be renewed and therefore, a 10% discount has been applied to planning permissions of less than 10 units. For proposals of 10 or more units where there are ten or more units remaining, officers have made a judgement using available intelligence to ascertain the likeliness of the scheme coming forward. After this exercise, a total of 1,888 units have been included as a source of supply in meeting Calderdale’s housing needs. These will be positioned in the housing trajectory using evidence from the SHLAA, and the assumptions made on lead in times and delivery rates discussed below.</p> <p><u><i>Extant Planning Permissions – The Council’s Housing Land Availability database (HLA) demonstrates that at 31st March 2021, there were a total of 3,745 dwellings with extant planning permission remaining to be built. The delivery of these dwellings is an important source of supply and will contribute to meeting the housing requirement in the Borough. The Council has applied a cautious approach in placing reliance on the delivery of extant planning permissions and excluded those that have stalled and are unlikely to progress in the plan period. Any Local Plan allocations with extant planning permission have also been excluded to avoid double counting with the land allocations source of supply. This approach provides a figure of 2,187 dwellings which the Council considers will be delivered in the plan period. These are positioned in the housing trajectory based on the Council’s knowledge of sites (including from surveys of agents/landowners/developers) and reflecting the lead in times and delivery rates discussed below.</i></u></p> <p>Windfall Sites - Windfall sites are those which have not been specifically identified as available. The NPPF states that these may be included as a source of supply if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. The Council’s justification for inclusion of a windfall allowance is set out in the Housing Technical Paper². Analysis of past windfall delivery and likely future trends has suggested the Council can include in its housing trajectory, a total of 1,294 units as a reliable source of housing delivery. <u><i>The 2020/21 housing trajectory update³ demonstrated that a figure of approximately 880 dwellings (98pa) was justified for the remaining 9 years of the trajectory. Windfalls are only included from Year 7 (2024/25) to avoid a potentially double count</i></u></p>	<p>There are no substantive implications for the SA Objectives resulting from the update.</p>
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APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

			<p>with extant planning permission- No allowances are made for windfalls in the first three years as this could potentially lead to double counting with sites with planning permission. It is considered that 162 units will be delivered in years 4 and 5, and 97 units will be delivered each year between years 6 and 15. This equates to 10% <u>6.5% of the housing requirement supply to be delivered during the Plan period.</u> for Calderdale. The contribution from windfalls will continue to be monitored and will be reflected in the annual five-year supply assessments.</p> <p>Add Footnotes to page 37:</p> <p><u>2 CC40: Housing Technical Paper, Calderdale Council, March ,2020</u> <u>3 CC125d: Annual Update for 2020/2021 Year, Housing Trajectory and Five-Year Housing Land Supply, Calderdale Council, November 2021</u></p> <p>New Allocations - The remaining requirement is met through new land allocations. These are set out in Policy <u>Policies SD5 'Allocated Mixed use Sites' and SD7 'Allocated Housing Sites'</u>. Some of these allocations comprise of land allocations from the RCUDP.</p> <p>The following have not been included as a source of supply:</p> <p>Empty dwellings - At 25 April 2018, <u>31st December 2021</u> there were 1,782 <u>1,637</u> long term empty dwellings (defined as empty for 6 months or longer) in the Borough. In more general terms, the number of empty properties in Calderdale is falling, and the Council through its Housing Service is actively pursuing initiatives to bring these back into residential use. However, many such properties can be difficult to bring back into residential use (as documented in the Council's Empty Homes Strategy 2010-2015 <u>Housing Strategy 2021-2026</u> and reflected in the SHMA) and it is therefore difficult to quantify the contribution empty properties may make to delivering housing over the plan period and therefore a figure has not been included here for this source.</p> <p>Demolitions - demolitions have generally been low in the past and no significant levels of demolitions are currently planned, therefore no allowance has been made.</p>										
MM7	38	Table 6.2	<p style="text-align: center;">Table 6.2: Sources of Housing Land Supply</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 35%;"></th> <th style="width: 15%;">Number</th> <th style="width: 45%;">Comments</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> <td></td> <td></td> </tr> </tbody> </table>			Number	Comments	-	-			Update	The revised text is an update to
		Number	Comments										
-	-												

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A	Housing Need (2018/19–2032/33)	12,600	15 years at 840 dwellings per year
-	-	-	-
B	Sources of Supply		
-	Extant planning permissions	1,888	Council's Housing Land Availability database, permissions up to 30.09.17
-	Windfalls	1,294	162 units delivered in Years 4 & 5, and 97 units per delivered each year thereafter
-	Sub-total	3,182	-
-	-	-	-
C	Number of dwellings required on new land allocations	9,418	Housing need minus extant planning permissions and windfalls

supporting text and included for update purposes. There are no substantive implications for the SA Objectives resulting from the update.

Table 6.2: Housing Requirement and Sources of Supply

	<u>Dwellings</u>	<u>Notes</u>
REQUIREMENT		
<u>Housing Requirement 2018/19 to 2032/33</u>	<u>14,950</u>	<u>Stepped Trajectory (rounded):</u> <u>500 x 8 years</u> <u>900 x 2 years</u> <u>1810 x 5 years</u> <u>(Annual Average 997)</u>
SOURCES OF SUPPLY		
<u>Net Completions 2018/19 to 2020/21 (Years 1 to 3)</u>	<u>1,169</u>	<u>Year 1 Gross 579/Net 557</u> <u>Year 2 Gross 418/net 348</u> <u>Year 3 Gross 280/Net 264</u>
<u>Extant Planning Permissions</u>	<u>2,187</u>	<u>Analysis of Housing Land Availability Database (31st March 2021)</u>
<u>Windfalls</u>	<u>883</u>	<u>98 units over 9 years (rounded)</u>

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

					<i>Years 4 to 6 not included to avoid double count with extant planning permissions.</i>		
				<i>Brownfield Land Register</i>	<i>50</i>		
				<i>SUB TOTAL</i>	<i>4,289</i>		
				<i>Dwellings required on new land allocations</i>	<i>10,661</i>	<i>Overall requirement less sources of supply</i>	
				<i>Allocations Deliverable in Plan Period</i>	<i>9239</i>	<i>Garden Suburbs add 2,105 dwellings to supply following plan period</i>	
				<i>Total Supply (Plan Period)</i>	<i>13,528</i>	<i>Allocations in Local Plan + other sources of supply</i>	
				<i>Difference (Plan Period)</i>	<i>-1422</i>	<i>Overall Requirement less Total Supply in plan period.</i> <i>Total supply, including beyond plan period, is 15,633 dwellings (excluding windfalls beyond plan period)</i>	
MM8	38	Policy SD3	<p>Housing Requirement Provision is made for 12,600 additional dwellings to be delivered within Calderdale between 1st April 2018 and 31st March 2033, in order to meet the housing needs of the Borough.</p> <p>Policy SD3 Housing Requirement <i>In order to meet the housing needs of the Borough Provision is made for a minimum of 13,530 net additional dwellings to be delivered within Calderdale between 1st April 2018 and 31st March 2033, and for a further 2,105 dwellings through completion of the Garden Suburbs immediately following the Plan period. The anticipated rate of delivery will be as follows:</i></p> <ul style="list-style-type: none"> <i>Period 1: 2018/19 – 2025/26 = 500 dwellings per annum</i> <i>Period 2: 2026/27 – 2027/28 = 950 dwellings per annum</i> <i>Period 3: 2028/29 – 2032/33 = 1,810 dwellings per annum</i> 			Update	New SA carried out against the modifications to this policy – See Appendix 4C
MM9	38/39	Paras. 6.7 – 6.8	<p>Maintaining a Supply of Deliverable Housing Sites 6.5 National planning policy requires local planning authorities to identify and update a five year supply of deliverable sites. This supply must include a 5% additional buffer of sites which are moved forward from</p>			Update	The revised text is an update to

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

		<p>later in the Plan period, or if the local authority has persistently under-delivered, the buffer should be increased to 20%. This is not an increase in the housing requirement but ensuring that more sites are available and deliverable in the first five years of the Plan, so that there is more choice and competition in the market for land and more chance of meeting the housing requirement. If the Council cannot demonstrate that it has a five-year supply of specific deliverable sites, relevant policies for the supply of housing can be considered out of date.</p> <p>6.6 The housing trajectory below indicates when sites are likely to come forward and is based on information regarding constraints, infrastructure requirements, developers' intentions and build-out rates. This is not a phasing of sites but a reflection of likely delivery rates, based on analysis of historic trends in Calderdale, site-specific information provided by landowners and availability and viability evidence on specific sites. Generally, information relating to sites in the latter part of the Plan period cannot be as definite as that for sites expected to come forward earlier in the Plan Period. The Council has however, identified sites for the full plan period as opposed to only broad locations for the later years. The deliverability of sites will be kept under review in order that a five-year supply of housing land is maintained.</p> <p>6.7. Given that the housing need for Calderdale is significantly higher than recent levels of delivery, it is considered appropriate to use a stepped requirement in the housing trajectory. Over the last ten years, net housing completions have averaged 451 dwellings per annum, with the lowest level of delivery of 289 units in 2016/17 and 2017/18. To meet current housing need, the borough would need a 86% increase in the level of housing delivery seen over the last ten years. Analysis of lead-in times has shown that delivery on the allocations is unlikely to commence until Year 4, therefore the Council is reliant on planning permissions and allocations with permission delivering on site in the first three years of the Plan. Given the constrained land supply prior to adoption of the Plan, and the level of permissions coupled with recent housing delivery it is not considered realistic or achievable to meet the full housing need in the early years of the Plan. However, the trajectory shows that it is considered achievable to meet two-thirds of the annual housing need in the first three years, with the remainder met over the last 12 years of the Plan period</p> <p><u>The Housing Trajectory</u></p> <p><u>6.7 Given that the annual housing requirement is significantly higher in the Local Plan than the Replacement Calderdale Unitary Development Plan and the Regional Spatial Strategy there exists justification for a stepped housing trajectory. This approach 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. A stepped approach is consistent with previous plans with both the Regional Spatial Strategy and the Core Strategy Preferred Options taking this approach.</u></p>	<p>supporting text and included for update purposes. There are no substantive implications for the SA Objectives resulting from the update.</p>
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APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

		<p><u>6.7a</u> <i>The housing trajectory is therefore divided into three periods and consists of two distinct steps. A rate of 500 dwellings per annum (dpa) is employed for the first eight years of the trajectory, followed by 950 dpa for the following two years, and 1,810 dpa for the subsequent five years. The figure of 500 dpa for the early part of the plan period is ambitious and represents a boost in housing delivery compared to general historic levels. Whilst the first year of the Local Plan (2018/19) saw a rise in completion levels to 555 dwellings net this has not been maintained in the subsequent two years. Setting the first period at the proposed level is therefore ambitious but demonstrates the Council’s commitment to delivery. Positioning the first step up, to 950dpa, at Year 9 (2026/27) both reflects the adopted date of the Local Plan (taken as April 2022, for the trajectory to align with the most recent monitoring year) and demonstrates the Council’s ambition to increase housing delivery. It assumes sites which cannot come forward prior to adoption of the Local Plan, such as those currently in the Green Belt, will either start to deliver or increase their rate of delivery. The third step up in Year 11, to 1,810 dpa, relies on these sites, along with the strategic sites, maintaining and increasing completion levels over the latter part of the Plan period. The cumulative number of dwellings resulting from the three periods, as shown in the trajectory, equates to the housing requirement figure of 14,950 dwellings. However, given the greater amount of time required to deliver large sites such as the Garden Suburbs, their delivery will extend beyond the Plan period. Future iterations of the trajectory will reflect and refine delivery for this period once definitive annual delivery levels for the Garden Suburbs have been established.</i></p> <p><u>6.7b</u> <i>Sites in the housing trajectory are positioned based on the best information available, including availability, constraints, infrastructure requirements, developers’ intentions, viability and build out rates. Further information on delivery rates (based on analysis of historic trends in Calderdale) can be found in the Housing Technical Paper. It is not anticipated that all sites will be delivered at the point shown, since where there are sites in proximity it is normally the market which will determine the order in which they come forward, subject to any overriding infrastructure issues. Therefore, there cannot be a direct correlation between the supply demonstrated in the trajectory and its delivery. The need to demonstrate a 20% buffer in the five-year housing land supply was also a consideration. Information relating to sites in the latter part of the Plan period cannot be as definite as that for sites expected to come forward earlier in the Plan Period. The Council has however, identified sites for the full plan period as opposed to only broad locations for the later years.</i></p> <p>6.8 <i>When demonstrating the Council can achieve a five year supply of deliverable sites, this will be based on the stepped requirement in any given five year period. Sites have been included in the trajectory in the first five years of the Local Plan because they either have full or reserved matters planning permission, have outline planning permission, are site allocations where assumptions regarding lead in times have been made or a house builder/agent has confirmed delivery of the site in the first five years, or are Council owned sites identified in a housing delivery programme.</i></p>		
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MM10

40

Picture 6.1/
Table 6.3

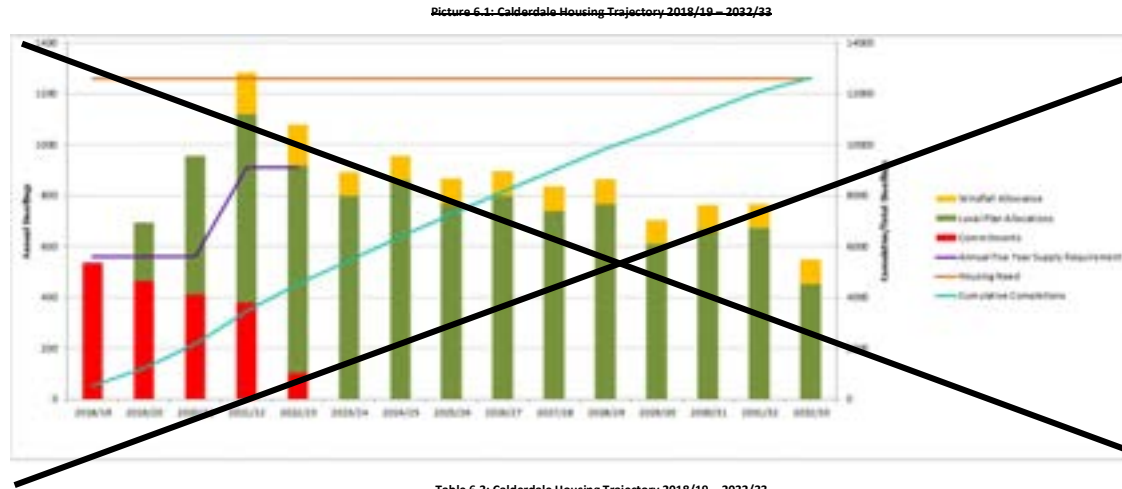


Table 6.3: Calderdale Housing Trajectory 2018/19 – 2032/33

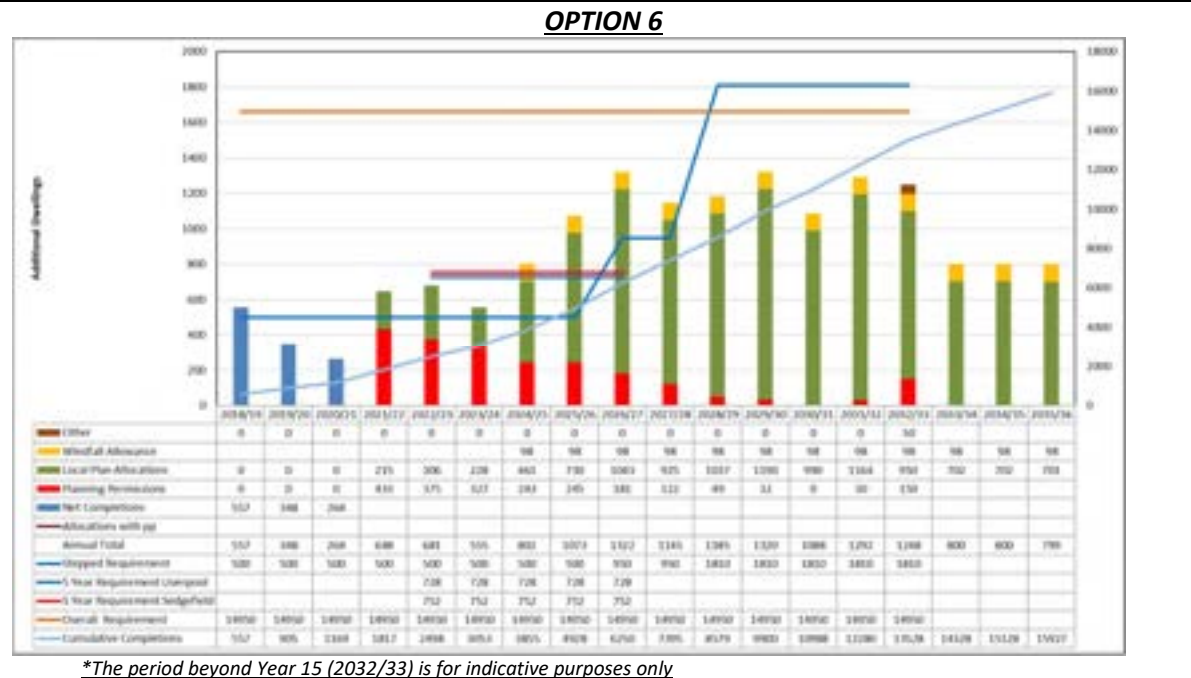
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Commitments	532	464	410	380	102	-	-	-	-	-	-	-	-	-	-
Local Plan Allocations	-	231	545	740	815	797	859	770	799	738	767	608	667	671	453
Windfall Allowance	-	-	-	162	162	97	97	97	97	97	97	97	97	97	97
Annual Five-Year Supply Requirement	560	560	560	910	910	-	-	-	-	-	-	-	-	-	-
Cumulative Total	532	1227	2182	3464	4543	5437	6393	7260	8156	8991	9855	10560	11324	12092	12642
Housing Need	12600	12600	12600	12600	12600	12600	12600	12600	12600	12600	12600	12600	12600	12600	12600

Update

The revised text is an update to supporting text and included for update purposes. There are no substantive implications for the SA Objectives resulting from the update. There is an updated SA Report in Appendix 4C of the policy that this is linked to (SD3).

CALDERDALE HOUSING TRAJECTORY 2018/19 TO 2032/33*

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)



MM11

41

Para. 6.9

Five Year Supply

6.9 The table below shows that the Council is able to demonstrate a supply of deliverable sites. As the delivery of housing over recent years in Calderdale has fallen significantly below the level of housing need, the supply of deliverable sites includes a 20% buffer which demonstrates that there is a sufficient supply of sites which can offer choice to the housing market. It should be noted that these are not additional allocations, but show that sites which have been considered likely to come forward during the middle of the plan period, are available and deliverable during the first five years. This is separate to the housing trajectory above which shows the likely delivery of individual sites, taking into account the lead in times and delivery rate assumptions.

6.9 National planning policy requires local planning authorities to identify and maintain a five-year supply of deliverable sites. This must include a 5% buffer of sites moved forward from later in the Plan period, or if the local authority has persistently under-delivered, the buffer should be increased to 20%. This is the case in Calderdale. It does not increase the overall housing requirement but increases the supply deliverable in the five-year period-resulting in more choice and competition in the market. The table below demonstrates that

Update

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			<i>when employing the Sedgfield approach, the council has a five-year housing land supply for the five-year period from the programmed adoption date of the Local Plan (2022).</i>		There is an updated SA Report in Appendix 4C of the policy that this is linked to (SD3).																																
MM12	41	Table 6.4	<p style="text-align: center;">Five Year Supply</p> <p style="text-align: center;">Table 6.4: Five Year Supply Position 2018</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">-</th> <th style="text-align: center;">Number</th> </tr> </thead> <tbody> <tr> <td>Housing Requirement (per annum)</td> <td style="text-align: right;">840</td> </tr> <tr> <td>Five Year Housing Requirement</td> <td style="text-align: right;">4200</td> </tr> <tr> <td>20% Buffer</td> <td style="text-align: right;">840</td> </tr> <tr> <td>Total Five Year Supply Requirement + 20% Buffer</td> <td style="text-align: right;">5040</td> </tr> <tr> <td>Annual Five Year Supply Requirement + 20% Buffer</td> <td style="text-align: right;">1008</td> </tr> <tr> <td>Sources of Supply</td> <td></td> </tr> <tr> <td>Planning Permissions</td> <td style="text-align: right;">2007</td> </tr> <tr> <td>Windfalls (162pa in Years 4 & 5)</td> <td style="text-align: right;">324</td> </tr> <tr> <td>Land Allocations considered deliverable in Years 1-5</td> <td style="text-align: right;">3228</td> </tr> <tr> <td>Brownfield Land Register sites (sites in BLR either have planning permission, are allocated, or Local Plan evidence has shown them to be unviable)</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total Five Year Supply</td> <td style="text-align: right;">5559</td> </tr> <tr> <td>Number of Years Supply (including 20% Buffer)</td> <td style="text-align: right;">5.51</td> </tr> </tbody> </table> <div style="background-color: #92d050; padding: 10px; margin: 10px auto; width: fit-content;"> <p style="text-align: center;">OPTION 6: Two Step Trajectory (500 x 8 years/950 x 2 years/1810 x 5 years) Estimated Five Year Housing Land Supply on Adoption of Local Plan 2022/23 to 2026/27 (Years 5 to 9) Sedgfield Approach Trajectory Annual Update 31st March 2021</p> </div> <table border="1" style="margin-left: auto; margin-right: auto; width: 100%;"> <tr> <td style="width: 30%;"></td> <td style="width: 30%; text-align: center;">Sedgfield</td> <td style="width: 40%;"></td> </tr> <tr> <td></td> <td style="text-align: center;">Number</td> <td style="text-align: center;">Notes</td> </tr> </table>	-	Number	Housing Requirement (per annum)	840	Five Year Housing Requirement	4200	20% Buffer	840	Total Five Year Supply Requirement + 20% Buffer	5040	Annual Five Year Supply Requirement + 20% Buffer	1008	Sources of Supply		Planning Permissions	2007	Windfalls (162pa in Years 4 & 5)	324	Land Allocations considered deliverable in Years 1-5	3228	Brownfield Land Register sites (sites in BLR either have planning permission, are allocated, or Local Plan evidence has shown them to be unviable)	0	Total Five Year Supply	5559	Number of Years Supply (including 20% Buffer)	5.51		Sedgfield			Number	Notes	Update	The revised text is an update to supporting text and included for update purposes. There are no substantive implications for the SA Objectives resulting from the update. There is an updated SA Report in Appendix 4C of the policy that this is linked to (SD3).
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			Requirement		
			Five Year Housing Requirement	2,950	500 x 4 Years and 950 x 1 Year
			Net Completions 18/19 to 21/22	1,817	Year 1 actual net completions = 557 (+57) Year 2 actual net completions = 348 (-152) Year 3 actual net completions = 264 (-236) Year 4 based on trajectory = 648 (+148)
			Under Delivery Years 1 to 4	183	Requirement of 4 x 500 = 2000 less net completions for Years 1 to 4.
			Incorporating underdelivery	183	Sedgefield: Underdelivery Years 1 to 4
			Overall five year requirement	3,133	Requirement + total under delivery (Sedgefield)
			20% Buffer	627	See HTP Section 7
			Total five year requirement	3,760	Requirement including underdelivery and 20% buffer
			Annual five- year requirement	752	Total requirement divided by 5 (rounded)
			Supply		
			Planning permissions	1,371	HLA 31st March 2021
			Windfalls	294	Trajectory Years 7 to 9 = 98 x 3
			Land Allocations	2,768	Deliverable Years 5 to 9
			Total Five Year Supply	4,433	Sum of sources
			Five Year Supply Figure		
			Number of Years Supply	5.90	Supply/5 Year Annual Requirement

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MM13	42	Para 6.14-6.15	<p>6.14 An Employment Land Study was undertaken in 2016/17 to provide evidence, which meets the requirements of National Planning Practice Guidance (NPPG), of the business needs within the local market, the need for land or floorspace for economic development, and an assessment of the future supply of suitable land available to meet the identified need. A selective update was undertaken before the final publication of the Study to include the most recent data release of the employment forecasts (Regional Econometrical model - WYCA, 2018). <u>It should be noted that the Employment Land Study assessed the land requirements for employment uses based on the Use Classes which existed at the time of its preparation, i.e., General Industrial (B2), Storage and Distribution (B8) and Offices (B1a), Research and Development (B1b) and Light Industry (B1c). The assessment for the specific uses within this category remains valid in this context and reflect the objective of meeting the land requirements for businesses to attain the potential growth in jobs and productivity. The former B uses have been incorporated into the new E use class of Commercial, Business and Service, and sit within the E(g) sub section. Other uses within the E class, whilst not previously considered in the assessment of the Employment Land Requirement, are considered to be 'employment complementary' uses (e.g retail, café/restaurant, day nurseries), and play a role in supporting the development and retention of employment premises.</u></p> <p>6.15 For clarification the term 'Employment use' in the policy wording refers to land, premises or floorspace which is currently used, was last used, or is proposed for future use for activities falling within the B <u>use following use</u> classes:</p> <ul style="list-style-type: none"> • B1 business offices, research and development, and light industry appropriate in residential areas, • <u>E(g): Commercial, Business, and Services: the following subcategories only are included:</u> <u>Offices (qi), research and development (qii), and light industry appropriate in residential areas (qiii)</u> • B2 General Industrial • B8 Storage and Distribution <p>• 6.16 On the basis of the evidence in the Study a need to provide an additional 73 ha of land within the Plan period has been identified. The Local Plan seeks to achieve this growth by allocating sites for new development for B1, E(g), B2 and B8 employment uses, and by protecting existing employment land and premises.</p>	Clarification / Update	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the clarification.
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MM14	43-45	Para 6.23-6.40	<p>6.23 Forecasts for employment growth in Calderdale anticipate that the rate of change will vary <u>across</u> the industry sectors. There is currently an even proportion of jobs (full time equivalents) in <u>employment (E(g), B2 and B8) and sectors and in non-employment sectors</u> B-type use and non-B-type. The employment forecasts indicate an overall increase of 8,295 jobs, over the Plan period, but the large majority (84%) are <u>not</u> in non <u>B2, B8 and E(g)</u> sectors. Whilst the forecasts indicate an increase in <u>E(g), B2, and B8</u> B sector jobs, the net change comprises of a decline in Manufacturing jobs, and a higher increase in Offices (B1a/b <u>E(gi) and E(gii)</u>) and Distribution (B8).</p> <p>6.24 In land use terms, this means that there is an inherent assumption within the assessment, that land and premises vacated by manufacturing companies, and becoming available for reuse, will be suitable and able to accommodate a different type of B <u>employment</u> use. This reduces the gross land requirement for new office and distribution uses but if this is not feasible the overall requirement will increase as the plan period progresses.</p> <p>6.29 The suitability of existing employment land and premises for continued employment use. Although the number of jobs in industry and manufacturing is forecast to decrease over the plan period there is still a need to provide new development opportunities for <u>E(giii)</u>B1c/B2 uses. These should be of the size and scale necessary to enable existing businesses to expand, or optimise the benefits of consolidating operations on one site. The potential growth of existing businesses in the Borough is often hampered by constraints of location and limited accessibility, the poor condition and unsuitability of buildings to accommodate modern technology, and the lack of adjacent land for expansion.</p> <p>6.31 The suitability of current industrial land and premises for alternative development as warehousing/distribution . In calculating a net requirement of all B <u>employment</u> uses there is an in-built assumption that land that is no longer required for <u>E(giii)</u>B1c/B2 is suitable for redevelopment for warehousing/distribution. As it is not possible to anticipate the sites where current industrial use may cease, it is difficult to assess the extent to which existing sites will be suitable in terms of size and location.</p> <p>6.34 Sources of land supply comprise the allocation of new sites in the Plan, intensification of land within the Primary Employment Areas, <u>completion of employment development since the base date of the Employment Land Study</u> and sites with a current planning permission for employment use, but remain undeveloped. In addition, 13 sites are proposed for Mixed Use development to include a proportion of B-type <u>employment</u> uses. <u>In total, there is a supply of 109 hectares of land for employment use (see table 6.8).</u></p> <p>6.38 It is estimated that the contribution of a more intensive use of existing employment land could provide an additional 9 <u>1.1</u> ha of employment land, but similarly the majority of sites identified are less than 1 ha in size, and have a limited potential except to offer small areas for expansion of existing businesses.</p> <p>6.40 New Employment Sites have been allocated to provide a total of approximately 97 <u>92</u> ha of employment land for B-class <u>employment</u> uses, of which 84 <u>73</u> ha is developable land. <u>The total amount of land allocated for employment use</u> Whilst this is greater than the 73 ha identified in the quantitative assessment, the allocations provide the opportunity to address some of the qualitative and unquantifiable</p>	Update	The revised text is an update to supporting text and included for update purposes. There are no substantive implications for the SA Objectives resulting from the update.
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APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

			aspects outlined above. <i>It should also be noted that the current total supply of 109 ha of employment land (shown in Table 6.8) is also higher than the amount of employment land assessed as being required to meet the Borough's need (73ha). However, as outlined above, it is important to plan for flexibility, choice and uncertainties that exist.</i>																																																																																														
MM15	45	Table 6.8 to be inserted after Para 6.39	<p><u>Table 6.8 Sources of Employment Land Supply</u></p> <table border="1"> <thead> <tr> <th><u>Local Plan Area</u></th> <th><u>New Employment Allocations (ha)</u></th> <th><u>New Employment Allocations Developable Area (ha)</u></th> <th><u>New Mixed Use Allocations (land available for employment use)</u></th> <th><u>Completions (April 2016 - March 2021)</u></th> <th><u>Planning Permissions Not Commenced and Under Construction</u></th> <th><u>Intensification in Primary Employment Areas</u></th> <th><u>Total</u></th> </tr> </thead> <tbody> <tr> <td><u>Halifax</u></td> <td><u>29.16</u></td> <td><u>21.93</u></td> <td><u>1.54</u></td> <td><u>1.26</u></td> <td><u>1.94</u></td> <td><u>1</u></td> <td><u>34.9</u></td> </tr> <tr> <td><u>Brighouse</u></td> <td><u>34.07</u></td> <td><u>27.39</u></td> <td><u>2.16</u></td> <td>-</td> <td><u>1.9</u></td> <td>-</td> <td><u>38.13</u></td> </tr> <tr> <td><u>Elland</u></td> <td><u>16.28</u></td> <td><u>14.49</u></td> <td><u>2.24</u></td> <td>-</td> <td><u>2.16</u></td> <td>-</td> <td><u>20.68</u></td> </tr> <tr> <td><u>Sowerby Bridge</u></td> <td><u>3.98</u></td> <td><u>3.55</u></td> <td>-</td> <td><u>1.9</u></td> <td><u>0.01</u></td> <td>-</td> <td><u>5.89</u></td> </tr> <tr> <td><u>Hebden Bridge</u></td> <td><u>0</u></td> <td><u>0</u></td> <td><u>0.22</u></td> <td>-</td> <td><u>0</u></td> <td>-</td> <td><u>0.22</u></td> </tr> <tr> <td><u>Todmorden</u></td> <td><u>0</u></td> <td><u>0</u></td> <td>-</td> <td>-</td> <td><u>0</u></td> <td>-</td> <td><u>0</u></td> </tr> <tr> <td><u>Mytholmroyd</u></td> <td><u>8.38</u></td> <td><u>5.65</u></td> <td>-</td> <td>-</td> <td><u>0.02</u></td> <td>-</td> <td><u>8.4</u></td> </tr> <tr> <td><u>Northowram and Shelf</u></td> <td><u>0</u></td> <td><u>0</u></td> <td>-</td> <td>-</td> <td><u>0</u></td> <td><u>0.13</u></td> <td><u>0.13</u></td> </tr> <tr> <td><u>Ripponden</u></td> <td><u>0.46</u></td> <td><u>0.46</u></td> <td>-</td> <td>-</td> <td><u>0.6</u></td> <td>-</td> <td><u>1.06</u></td> </tr> <tr> <td><u>Totals</u></td> <td><u>92.33</u></td> <td><u>73.47</u></td> <td><u>6.2</u></td> <td><u>3.16</u></td> <td><u>6.63</u></td> <td><u>1.13</u></td> <td><u>109.4</u></td> </tr> </tbody> </table>					<u>Local Plan Area</u>	<u>New Employment Allocations (ha)</u>	<u>New Employment Allocations Developable Area (ha)</u>	<u>New Mixed Use Allocations (land available for employment use)</u>	<u>Completions (April 2016 - March 2021)</u>	<u>Planning Permissions Not Commenced and Under Construction</u>	<u>Intensification in Primary Employment Areas</u>	<u>Total</u>	<u>Halifax</u>	<u>29.16</u>	<u>21.93</u>	<u>1.54</u>	<u>1.26</u>	<u>1.94</u>	<u>1</u>	<u>34.9</u>	<u>Brighouse</u>	<u>34.07</u>	<u>27.39</u>	<u>2.16</u>	-	<u>1.9</u>	-	<u>38.13</u>	<u>Elland</u>	<u>16.28</u>	<u>14.49</u>	<u>2.24</u>	-	<u>2.16</u>	-	<u>20.68</u>	<u>Sowerby Bridge</u>	<u>3.98</u>	<u>3.55</u>	-	<u>1.9</u>	<u>0.01</u>	-	<u>5.89</u>	<u>Hebden Bridge</u>	<u>0</u>	<u>0</u>	<u>0.22</u>	-	<u>0</u>	-	<u>0.22</u>	<u>Todmorden</u>	<u>0</u>	<u>0</u>	-	-	<u>0</u>	-	<u>0</u>	<u>Mytholmroyd</u>	<u>8.38</u>	<u>5.65</u>	-	-	<u>0.02</u>	-	<u>8.4</u>	<u>Northowram and Shelf</u>	<u>0</u>	<u>0</u>	-	-	<u>0</u>	<u>0.13</u>	<u>0.13</u>	<u>Ripponden</u>	<u>0.46</u>	<u>0.46</u>	-	-	<u>0.6</u>	-	<u>1.06</u>	<u>Totals</u>	<u>92.33</u>	<u>73.47</u>	<u>6.2</u>	<u>3.16</u>	<u>6.63</u>	<u>1.13</u>	<u>109.4</u>		
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MM16	45	Para 6.41A	<p>New Para <u>Given the wider range of uses within the E use class, there is a potential for changes of the use of new development on employment sites to occur in the future and result in the loss of employment land and premises. Whilst it is accepted that alternative uses may be employment generating, the contribution of meeting the specific employment requirements may be reduced. If appropriate, the Council will use planning conditions on granting planning permission on allocated employment sites, to restrict the use of the premises. Whilst this may not hinder a change of use, it ensures that such decisions are made within the planning process.</u></p>	Update	<p>The new text is added to the supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the update.</p>
MM17	48	Policy SD4	<p>Provision of Land for future Employment Use Requirements Provision is made through land allocations to provide approximately 97 <u>95</u> ha of land for employment <u>use</u> purposes (within Use Classes B1E(g), B2 and B8) in order to meet the employment needs of the Borough.</p>	Update	<p>The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in the SA of the Local Plan 2017 or the SA of the Local Plan 2018; although the amount of land allocated for Employment has reduced by 5ha since the 2017 SA the Plan is still</p>

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

						allocating in excess of the overall requirement, and the reduction would not impact on the original SA outcomes.							
MM18	48	Table 6.9	<table border="1"> <tr> <td>Outcomes</td> <td>Provision of a supply of good quality employment land and premises Growth in jobs and GVA</td> </tr> <tr> <td>Indicators</td> <td>Completion of B-use <u>employment</u> development – Net and Gross employment land <u>completions on allocated New Employment Sites (ha) and premises (m²)</u> Amount of new land available for development (ha). Planning permissions granted <u>on allocated New Employment Sites (ha) and premises (m²)</u> Loss of existing employment land to other uses <u>Completion of employment generating uses on allocated New Employment Sites</u> <u>Completion of non-employment or non-employment complementary uses on allocated New Employment Sites</u></td> </tr> <tr> <td>Targets</td> <td>Number of jobs and level of GVA</td> </tr> <tr> <td>Targets</td> <td>Provision of new employment floorspace in accordance with requirements identified in Employment Land Study and subsequent Reviews 5 year supply</td> </tr> </table>	Outcomes	Provision of a supply of good quality employment land and premises Growth in jobs and GVA	Indicators	Completion of B-use <u>employment</u> development – Net and Gross employment land <u>completions on allocated New Employment Sites (ha) and premises (m²)</u> Amount of new land available for development (ha) . Planning permissions granted <u>on allocated New Employment Sites (ha) and premises (m²)</u> Loss of existing employment land to other uses <u>Completion of employment generating uses on allocated New Employment Sites</u> <u>Completion of non-employment or non-employment complementary uses on allocated New Employment Sites</u>	Targets	Number of jobs and level of GVA	Targets	Provision of new employment floorspace in accordance with requirements identified in Employment Land Study and subsequent Reviews 5 year supply	Correction	The revised text is an update to supporting text and included for correction purposes. There are no substantive implications for the SA Objectives resulting from the correction.
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MM19	47	Paragraph 6.50	<p>6.50 <i>The table below outlines the level of new housing which is currently identified within each of the Borough’s Local Plan Areas. Paragraph 6.3 explains how the allowances for windfalls and planning permissions have been calculated. The figures for the housing allocations reflect the full capacity of the sites (including revisions made during the examination process) and are different to monitoring figures which show the remaining capacity. Showing the full capacity provides a better indication of the distribution of the allocations over the Plan period. The planning permission figures reflect the position as at the end of the 2021/22 monitoring year whilst the windfalls reflect the trend at the same date but cover the full plan period. These figures do not therefore align with those in Table 6.2 above, which reflects the remaining capacity as at the end of the 2021/22 monitoring year. The Annual Monitoring Reports, unlike Table 6.10,</i></p>	Update									

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			<i>will include completions and align all the sources of supply to the remaining capacity at the end of each monitoring year (31st March).</i>																																																																																																						
MM20	47	Table 6.10	<p style="text-align: center;">Table 6.10 Distribution of Housing Growth by Local Plan Area</p> <table border="1"> <thead> <tr> <th>Local Plan Area</th> <th>New Housing Allocations</th> <th>Planning Permissions</th> <th>Windfalls</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Halifax</td> <td>2,876</td> <td>775</td> <td>604</td> <td>4,255</td> </tr> <tr> <td>Brighouse</td> <td>4,633</td> <td>183</td> <td>152</td> <td>4,968</td> </tr> <tr> <td>Elland</td> <td>484</td> <td>174</td> <td>163</td> <td>821</td> </tr> <tr> <td>Sowerby Bridge</td> <td>350</td> <td>183</td> <td>18</td> <td>551</td> </tr> <tr> <td>Hebden Bridge</td> <td>67</td> <td>77</td> <td>24</td> <td>168</td> </tr> <tr> <td>Todmorden</td> <td>311</td> <td>234</td> <td>137</td> <td>682</td> </tr> <tr> <td>Mytholmroyd</td> <td>74</td> <td>45</td> <td>20</td> <td>139</td> </tr> <tr> <td>Northowram and Shelf</td> <td>595</td> <td>86</td> <td>19</td> <td>700</td> </tr> <tr> <td>Ripponden</td> <td>70</td> <td>131</td> <td>157</td> <td>358</td> </tr> <tr> <td>TOTALS</td> <td>9,460</td> <td>1,888</td> <td>1,294</td> <td>12,642</td> </tr> </tbody> </table> <p style="text-align: center;"><i>Table 6.10 Distribution of Housing Growth by Local Plan Area</i></p> <table border="1"> <thead> <tr> <th><u>Local Plan Area</u></th> <th><u>New Housing Allocations (Full Capacity)</u></th> <th><u>Planning Permissions</u></th> <th><u>Windfalls</u></th> <th><u>Total</u></th> </tr> </thead> <tbody> <tr> <td><u>Brighouse</u></td> <td><u>4945</u></td> <td><u>371</u></td> <td><u>157</u></td> <td><u>5473</u></td> </tr> <tr> <td><u>Elland</u></td> <td><u>1556</u></td> <td><u>122</u></td> <td><u>198</u></td> <td><u>1876</u></td> </tr> <tr> <td><u>Halifax</u></td> <td><u>3090</u></td> <td><u>745</u></td> <td><u>595</u></td> <td><u>4430</u></td> </tr> <tr> <td><u>Hebden Bridge</u></td> <td><u>61</u></td> <td><u>150</u></td> <td><u>25</u></td> <td><u>236</u></td> </tr> <tr> <td><u>Mytholmroyd</u></td> <td><u>149</u></td> <td><u>97</u></td> <td><u>18</u></td> <td><u>264</u></td> </tr> <tr> <td><u>Northowram & Shelf</u></td> <td><u>913</u></td> <td><u>78</u></td> <td><u>17</u></td> <td><u>1008</u></td> </tr> <tr> <td><u>Ripponden</u></td> <td><u>88</u></td> <td><u>141</u></td> <td><u>154</u></td> <td><u>383</u></td> </tr> <tr> <td><u>Sowerby Bridge</u></td> <td><u>354</u></td> <td><u>192</u></td> <td><u>16</u></td> <td><u>562</u></td> </tr> </tbody> </table>	Local Plan Area	New Housing Allocations	Planning Permissions	Windfalls	Total	Halifax	2,876	775	604	4,255	Brighouse	4,633	183	152	4,968	Elland	484	174	163	821	Sowerby Bridge	350	183	18	551	Hebden Bridge	67	77	24	168	Todmorden	311	234	137	682	Mytholmroyd	74	45	20	139	Northowram and Shelf	595	86	19	700	Ripponden	70	131	157	358	TOTALS	9,460	1,888	1,294	12,642	<u>Local Plan Area</u>	<u>New Housing Allocations (Full Capacity)</u>	<u>Planning Permissions</u>	<u>Windfalls</u>	<u>Total</u>	<u>Brighouse</u>	<u>4945</u>	<u>371</u>	<u>157</u>	<u>5473</u>	<u>Elland</u>	<u>1556</u>	<u>122</u>	<u>198</u>	<u>1876</u>	<u>Halifax</u>	<u>3090</u>	<u>745</u>	<u>595</u>	<u>4430</u>	<u>Hebden Bridge</u>	<u>61</u>	<u>150</u>	<u>25</u>	<u>236</u>	<u>Mytholmroyd</u>	<u>149</u>	<u>97</u>	<u>18</u>	<u>264</u>	<u>Northowram & Shelf</u>	<u>913</u>	<u>78</u>	<u>17</u>	<u>1008</u>	<u>Ripponden</u>	<u>88</u>	<u>141</u>	<u>154</u>	<u>383</u>	<u>Sowerby Bridge</u>	<u>354</u>	<u>192</u>	<u>16</u>	<u>562</u>	Update	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the Update – the housing distribution and supply have been subject to previous SA and the new housing requirement policy has been subject to SA – See appendix 4C
Local Plan Area	New Housing Allocations	Planning Permissions	Windfalls	Total																																																																																																					
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APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

			<u>Todmorden</u>	<u>243</u>	<u>291</u>	<u>122</u>	<u>656</u>																												
			TOTALS	11399	2187	1302	14888																												
MM21	48	Para 6.51	<p>The distribution of potential employment sites for B type <i>employment</i> uses across the Borough is focused in areas of the strongest market demand, which are also those where the better quality, and also larger sites, are available. The majority of sites are located in the south-east of the Borough and in Halifax. The availability of suitable employment land has limited the potential to allocate sites in other areas, particularly in the Upper Valley. It is therefore essential to protect existing employment areas and encourage small developments of <i>E(gi/iii) B1a/e</i> compatible with other uses to provide increased job opportunities in such areas.</p>							Update	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the Update																								
MM22	48	Table 6.11	<p>Table 6.11 Distribution of Potential Employment Allocations by Local Area</p> <table border="1"> <thead> <tr> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> <tr> <th></th> <th></th> <th></th> <th>Total</th> <th>Brownfield</th> <th>Greenfield</th> <th>Mixed</th> <th></th> </tr> </thead> <tbody> <tr> <td>Halifax</td> <td>14</td> <td>29.31</td> <td>21.68</td> <td>6.91</td> <td>11.51</td> <td>3.26</td> <td></td> </tr> </tbody> </table>																		Total	Brownfield	Greenfield	Mixed		Halifax	14	29.31	21.68	6.91	11.51	3.26		Update	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the Update
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Brighouse	5	35.7	31.3 4	1.94	28.87	0.53
Elland	8	18.6	18.5 7	3.04	10.79	4.74
Sowerby Bridge	1	3.98	3.55		3.55	
Hebden Bridge	0	0	0			
Todmorden	0	0	0			
Mytholmroy d	1	8.38	7.63			7.63
Northowram and Shelf	0	0	0			
Ripponden	1	1.33	1.33	1.33		
Total	30	97.3	84.1	13.22	54.72	16.1 6

Table 6.11 Distribution of New Employment Allocations by Local Area

<i>Local Plan Area</i>	<i>No. Sites</i>	<i>Gross Site Area (ha)</i>	<i>Brownfield</i>	<i>Greenfield</i>	<i>Mixed</i>
<i>Halifax</i>	<u>14</u>	<u>29.16</u>	<u>8.56</u>	<u>13.97</u>	<u>6.63</u>

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

			<table border="1"> <tr><td><i>Brighouse</i></td><td><u>4</u></td><td><u>34.07</u></td><td><u>0</u></td><td><u>33.55</u></td><td><u>0.52</u></td></tr> <tr><td><i>Elland</i></td><td><u>7</u></td><td><u>16.28</u></td><td><u>0.77</u></td><td><u>10.78</u></td><td><u>4.73</u></td></tr> <tr><td><i>Sowerby Bridge</i></td><td><u>1</u></td><td><u>3.98</u></td><td><u>0</u></td><td><u>3.98</u></td><td><u>0</u></td></tr> <tr><td><i>Hebden Bridge</i></td><td><u>0</u></td><td></td><td></td><td></td><td></td></tr> <tr><td><i>Todmorden</i></td><td><u>0</u></td><td></td><td></td><td></td><td></td></tr> <tr><td><i>Mytholmroyd</i></td><td><u>1</u></td><td><u>8.38</u></td><td><u>0</u></td><td><u>0</u></td><td><u>8.38</u></td></tr> <tr><td><i>Northowram and Shelf</i></td><td><u>0</u></td><td></td><td></td><td></td><td></td></tr> <tr><td><i>Ripponden</i></td><td><u>1</u></td><td><u>0.46</u></td><td><u>0.46</u></td><td></td><td></td></tr> <tr><td>Total</td><td><u>28</u></td><td><u>92.33</u></td><td><u>9.79</u></td><td><u>62.27</u></td><td><u>20.27</u></td></tr> </table> <p>*figures may not tally due to rounding</p>	<i>Brighouse</i>	<u>4</u>	<u>34.07</u>	<u>0</u>	<u>33.55</u>	<u>0.52</u>	<i>Elland</i>	<u>7</u>	<u>16.28</u>	<u>0.77</u>	<u>10.78</u>	<u>4.73</u>	<i>Sowerby Bridge</i>	<u>1</u>	<u>3.98</u>	<u>0</u>	<u>3.98</u>	<u>0</u>	<i>Hebden Bridge</i>	<u>0</u>					<i>Todmorden</i>	<u>0</u>					<i>Mytholmroyd</i>	<u>1</u>	<u>8.38</u>	<u>0</u>	<u>0</u>	<u>8.38</u>	<i>Northowram and Shelf</i>	<u>0</u>					<i>Ripponden</i>	<u>1</u>	<u>0.46</u>	<u>0.46</u>			Total	<u>28</u>	<u>92.33</u>	<u>9.79</u>	<u>62.27</u>	<u>20.27</u>																																																								
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APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

MM24	52	Policy SD5	<p>Allocated Employment Sites The following sites are allocated to provide land for employment purposes within use Classes B1, B2 and B8, and are indicated on the Policies Map. Proposals <i>for development</i> within <i>the specified Appropriate Uses</i> Use Classes B1, B2 and B8 will be permitted provided that the proposed development:-</p> <ol style="list-style-type: none"> 1. does not create any unacceptable impacts on the environment, amenity, safety, highway, or other relevant considerations; and 2. is not piecemeal development that would prejudice the comprehensive development of the site; and 3. is consistent with other relevant policies in the Local Plan. <p><i>Where evidence demonstrates that proposals for development within the specified Appropriate Uses is not viable, consideration will be given to alternative employment or employment complementary uses provided that the proposal complies with the criteria (1-3) listed above.</i></p> <p>Proposals for employment uses not within Use Classes B1, B2 and B8 <i>non-employment or non-employment complementary uses</i> will be resisted and only be supported in exceptional circumstances where the proposal is justified and complimentary (in terms of size and function) to Use Classes B1, B2, and B8 <i>employment and employment complementary uses.</i></p> <p><i>Planning applications will need to address the issues identified in Appendix 1.</i></p> <p><i>The following sites are allocated to provide land for employment purposes within use Classes E(g), B2 and B8, and are indicated on the Policies Map. In appropriate circumstances, planning permission granted on allocated sites will be conditioned to limit future changes of use under permitted development rights.</i></p> <p>Policy SD5 Allocated Employment Sites - Brighouse</p> <table border="1" data-bbox="528 882 1704 1390"> <thead> <tr> <th data-bbox="528 882 667 1091">Local Plan site ref.</th> <th data-bbox="667 882 1238 1091">Location</th> <th data-bbox="1238 882 1305 1091">Gross Site area (ha)</th> <th data-bbox="1305 882 1406 1091">Develop-able Area (ha)</th> <th data-bbox="1406 882 1554 1091">Appropriate & Uses</th> <th data-bbox="1554 882 1704 1091">Total & Employment Floorspace Indicative (sq m)</th> </tr> </thead> <tbody> <tr> <td data-bbox="528 1091 667 1190">LP0032 Supporting Information</td> <td data-bbox="667 1091 1238 1190">Land to the rear of Crosslee PLC, Brighouse Road, Hipperholme, Brighouse, HX3 8DE</td> <td data-bbox="1238 1091 1305 1190">1.94</td> <td data-bbox="1305 1091 1406 1190">1.94</td> <td data-bbox="1406 1091 1554 1190">B1c</td> <td data-bbox="1554 1091 1704 1190">7,760</td> </tr> <tr> <td data-bbox="528 1190 667 1289">LP0332 Supporting Information</td> <td data-bbox="667 1190 1238 1289">Brow Mills Industrial Estate, Brighouse Road, Hipperholme, Brighouse</td> <td data-bbox="1238 1190 1305 1289">0.53 0.52</td> <td data-bbox="1305 1190 1406 1289">0.53 0.52</td> <td data-bbox="1406 1190 1554 1289">B1c/ E(qiii), B2</td> <td data-bbox="1554 1190 1704 1289">1,836</td> </tr> <tr> <td data-bbox="528 1289 667 1390">LP0585 Supporting Information</td> <td data-bbox="667 1289 1238 1390">Land west of, Anchor Place, Brighouse</td> <td data-bbox="1238 1289 1305 1390">0.82</td> <td data-bbox="1305 1289 1406 1390">0.80</td> <td data-bbox="1406 1289 1554 1390">B1c E(qiii)</td> <td data-bbox="1554 1289 1704 1390">2,800</td> </tr> </tbody> </table>	Local Plan site ref.	Location	Gross Site area (ha)	Develop-able Area (ha)	Appropriate & Uses	Total & Employment Floorspace Indicative (sq m)	LP0032 Supporting Information	Land to the rear of Crosslee PLC, Brighouse Road, Hipperholme, Brighouse, HX3 8DE	1.94	1.94	B1c	7,760	LP0332 Supporting Information	Brow Mills Industrial Estate, Brighouse Road, Hipperholme, Brighouse	0.53 0.52	0.53 0.52	B1c/ E(qiii), B2	1,836	LP0585 Supporting Information	Land west of, Anchor Place, Brighouse	0.82	0.80	B1c E(qiii)	2,800	Clarification	No Change to the previous SA of this policy in the SA of the Local Plan Publication Draft 2018; only 2 sites have been deleted, and one of these, LP0032 will include an element of employment space.
Local Plan site ref.	Location	Gross Site area (ha)	Develop-able Area (ha)	Appropriate & Uses	Total & Employment Floorspace Indicative (sq m)																								
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APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

LP1232 Supporting Information	Land at, Wakefield Road/Clifton Common, Clifton, Brighouse, HD6	25.42 <u>25.33</u>	21.38 <u>21.27</u>	E(a), B2, B8,	49,177 <u>45,789</u>
LP1618 Supporting Information	Land west of, Huddersfield Road, Brighouse, HD6 3RT	7.00 <u>7.39</u>	6.69 <u>4.81</u>	B2, B8	24,430 <u>15,000</u>

Policy SD5 Allocated Employment Sites - Elland

Local Plan site ref.	Location	Gross Site area (ha)	Develop-able Area (ha)	Appropriat e B Uses	Total B Employment Floorspace Indicative (sq m)
LP0009 Supporting Information	Land to the South of premises on Lowfields Way, Elland	3.08	3.08 <u>2.88</u>	B1c, E(qiii), B2 and B8	16,615 <u>10,615</u>
LP0021 Supporting Information	Land at Ainley Top, Brighouse Road, Ainley Top, Elland	4.60 <u>4.58</u>	4.60 <u>3.05</u>	B1c-E(qiii) and B2	16,030 <u>12,120</u>
LP0025 Supporting Information	Land to the south of Dewsbury Road, Adj Copperas Cottages, Elland	1.66	1.66	B2 and B8	5,804
LP0059 Supporting Information	Land to west of Medical Centre, Stainland Road, West Vale, Elland, HX4 8BD	0.30 <u>0.27</u>	0.27	B1a <u>E(qi)</u>	1,080

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

			LP0355 Supporting Informatio n	Ainleys Industrial Estate, Ainley Bottom, Elland	0.33	0.33	B1c <u>E(giii)</u> <u>B2</u>	1,156
			LP0960 Supporting Informatio n	Land off, South Lane, Elland	5.86	5.86	B1c/E(giii), B2, B8	20,511
			LP1223 Supporting Informatio n	Lowfields, Lacy Way, Elland	2.27 <u>2.26</u>	2.27 <u>2.26</u>	B1c/ E(giii) B2, B8	7,911
			LP1443 Supporting Informatio n	Land between, Wistons Lane and Jubilee Way, Elland	0.50	0.50	B1c <u>E(giii)</u>	1,756
Policy SD5 Allocated Employment Sites - Halifax								
			Local Plan site ref.	Location	Gross Site area (ha)	Develop -able Area (ha)	Appropriat e B Uses	Total B Employment Floorspace Indicative (sq m)
			LP0105 Supporting Informatio n	Land at, Listers Road, Shibden, Halifax, HX3	0.30 <u>0.29</u>	0.30 <u>0.29</u>	B2	1,038
			LP0409 Supporting Informatio n	Land off, Bob Lane/Hubert Street, Highroad Well, Halifax	0.71	0.71	B1c <u>E(giii)</u>	2,135
			LP0472 Supporting	Land off, Lilly Lane, Halifax	0.78	0.61 <u>0.62</u>	B2	2,135

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

			Information						
			LP0805 Supporting Information	Holmfield railway line, Holdsworth Road, Holmfield, Halifax	1.37 <u>1.40</u>	1.37 <u>1.40</u>	B2, B8	4,762 <u>4760</u>	
			LP0976 Supporting Information	Clarence Mill, Pellon lane, Halifax	0.43	0.43	B1e E(qiii)/ B2	1,506	
			LP1018 Supporting Information	West of Holmfield Industrial Estate, Riley Lane & Holdsworth Road, Holmfield, Halifax, HX2 9TN	6.10 <u>6.08</u>	4.32 <u>4.30</u>	B1e E(qiii)/ B2, B8	15,086	
			LP1133 Supporting Information	Land off, Sedbergh Road and Siddal New Road, Halifax, HX3 9HB	4.37 <u>4.35</u>	2.87 <u>2.86</u>	B1e E(qiii)/ B2	9,978	
			LP1134 Supporting Information	Shaw Lodge Mill Complex, Shaw Lane, Halifax	1.32 <u>1.16</u>	1.05	B1a/e <u>E(q)</u>	4,600	
			LP1203 Supporting Information	Star Garage, Wakefield Road, Copley, Halifax, HX3 0TD1.01	1.01	0.52	B1e E(qiii)/ B2, B8	1,820	
			LP1217 Supporting Information	Land and Premises, Holmfield Industrial Estate, Holmfield, Halifax, HX2 9TN	1.31 <u>1.30</u>	1.31 <u>1.30</u>	B1e E(qiii)/ B2, B8	4900 <u>4,585</u>	
			LP1218 Supporting Information	Land to South east of, Holmfield Industrial Estate, Holmfield, Halifax	0.48 <u>0.51</u>	0.48 <u>0.41</u>	B1e E(qiii)/ B2, B8	1,680 <u>1560</u>	
			LP1219 Supporting Information	North of Holmfield Industrial Estate, Holmfield Industrial Estate, Halifax	6.85	6.28	B1e E(qiii)/ B2, B8	21,771	

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

Information		<u>6.82</u>	<u>6.25</u>		
LP1231 Supporting Information	Shay Lane, Ovenden, Halifax, HX3 6RR	<u>3.91</u>	<u>1.19</u>	B2, B8	<u>4,166</u>
		<u>3.93</u>	<u>1.61</u>		<u>5,565</u>
LP1433 Supporting Information	Land off, Old Lane, Halifax	<u>0.38</u>	0.24	B1e <i>E(qiii)</i>	840
		<u>0.39</u>			

Policy SD5 Allocated Employment Sites - Mytholmroyd

Local Plan site ref.	Location	Gross Site area (ha)	Developable Area (ha)	Appropriate B Uses	Total B <i>Employment</i> Floorspace Indicative (sq m)
LP1622 Supporting Information	Top Land, Cragg Vale, Hebden Bridge, HX7 5RW	8.38	<u>7.63</u>	B1, <i>E(qiii)</i> , B2, <i>B8</i> ,	<u>29,330</u>
			<u>5.65</u>		<u>13,944</u>

Policy SD5 Allocated Employment Sites - Ripponden

Local Plan site ref.	Location	Gross Site area (ha)	Developable Area (ha)	Appropriate B Uses	Total B <i>Employment</i> Floorspace Indicative (sq m)

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

			<table border="1"> <tr> <td>LP1640 Supporting Information</td> <td>Zodian House, Station Road, Sowerby Bridge, HX6 3AF</td> <td>1.33 0.46</td> <td>1.33 0.46</td> <td>B1 E(g)/B2</td> <td>5,280 1812</td> </tr> </table> <p>Policy SD5 Allocated Employment Sites – Sowerby Bridge</p> <table border="1"> <thead> <tr> <th>Local Plan site ref.</th> <th>Location</th> <th>Gross Site area (ha)</th> <th>Developable Area (ha)</th> <th>Appropriate Uses</th> <th>Total Employment Floorspace Indicative (sq m)</th> </tr> </thead> <tbody> <tr> <td>LP1220 Supporting Information</td> <td>Adjacent Lloyds, Wakefield Road, Copley, Halifax</td> <td>3.98</td> <td>3.55</td> <td>B1a/B1b/E(g), B8</td> <td>20,413</td> </tr> </tbody> </table>	LP1640 Supporting Information	Zodian House, Station Road, Sowerby Bridge, HX6 3AF	1.33 0.46	1.33 0.46	B1 E(g)/B2	5,280 1812	Local Plan site ref.	Location	Gross Site area (ha)	Developable Area (ha)	Appropriate Uses	Total Employment Floorspace Indicative (sq m)	LP1220 Supporting Information	Adjacent Lloyds, Wakefield Road, Copley, Halifax	3.98	3.55	B1a/B1b/E(g) , B8	20,413		
LP1640 Supporting Information	Zodian House, Station Road, Sowerby Bridge, HX6 3AF	1.33 0.46	1.33 0.46	B1 E(g)/B2	5,280 1812																		
Local Plan site ref.	Location	Gross Site area (ha)	Developable Area (ha)	Appropriate Uses	Total Employment Floorspace Indicative (sq m)																		
LP1220 Supporting Information	Adjacent Lloyds, Wakefield Road, Copley, Halifax	3.98	3.55	B1a/B1b/E(g) , B8	20,413																		
MM25	56	Policy SD6	<p>Allocated Mixed Use Sites</p> <p>The following sites are allocated to provide land for development of a range of mixed uses, and are indicated on the Policies Map.</p> <p>Proposals including a mix of the Use Classes specified will be permitted provided that the proposed development:-</p> <ol style="list-style-type: none"> 1. relates well in scale and character to the locality; and 2. does not create any unacceptable impacts on the environment, amenity, safety, highway, or relevant considerations; and 3. is not piecemeal development that would prejudice the comprehensive development of the site, and 4. is consistent with Policies for Retail and Town Centres, and other relevant policies in the Local Plan. <p>Proposals to develop a Mixed Use site for a single use, or which include a disproportionately high amount of a one particular use will only be permitted in exceptional circumstances. Such applications will need to be justified in terms of their non-suitability for mixed use development, or their contribution to the overall mix of uses in the local area, or their inclusion within a wider regeneration project where added benefits can be justified.</p> <p><u>Where evidence demonstrates that proposals for development within the specified Appropriate Uses is not viable, consideration will be given to alternative uses provided the proposal maintains a mix of uses (unless exceptional circumstances apply as above) and the proposal complies with the criteria (1-4) listed above.</u></p>	Clarification	No change to original SA as the modifications do not affect the overall meaning of the policy.																		

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

			Ancillary uses will also be acceptable providing that they are compatible with other proposed uses on site, and adjacent uses in the locality, and proposals must comply with the criteria (1-4) listed above. <i>Planning applications will need to address the issues identified in in Appendix 1.</i>							
MM26	57	Policy SD6	Policy SD6 Allocated Mixed Use Sites - Brighouse						Update	No change to original SA as the modifications do not affect the overall meaning of the policy – although two of the sites are no longer allocated as mixed use the scale of the change is not considered significant to alter any of the impacts on the SA Objectives as set out in the SA of the Local Plan Publication Draft 2018.
			Local Plan site reference	Location	Gross Site area (ha)	Appropriate Uses	Total B Employment Indicative Floorspace (sq.m)	Total No. of dwellings		
			LP0032 Supporting Information	Land at the former Crosslee PLC, Brighouse Road, Hipperholme, Brighouse HX3 8DE	10.90 10.89	C2, C3, E (Retail), E (B2 Employment Uses), F.1 B2, B8, C2, C3, E(a), E(qiii), F1	8000 7620	182 188		
			LP0579 Supporting Information	126- 128, Bradford Road, Brighouse	0.42	B1a, C3, D E	2000	60		
			LP0771 Supporting Information	Firth's Carpets, 432 Bradford Road, Bailiff Bridge, Brighouse	0.61	A1, C3	0	30		
			Policy SD6 Allocated Mixed Use Sites - Elland							
			Local Plan site reference	Location	Gross Site area (ha)	Appropriate Uses	Total B Employment Indicative Floorspace (sq.m)	Total No. of dwellings		
			LP0509 Supporting Information	Land and Buildings opposite B & M, Dewsbury Road, Elland	1.90	A1, B1a, B1c, D-E(qiii)/B2, C3	4908 5000	0 90		
			LP1088 Supporting Information	West Vale Works, Stainland Road, West Vale, Greetland, Elland, HX4 8BB	0.80	B1a, C3, E(q)	3660 1,680	14 8		
			LP1123 Supporting Information	Kinnaird Close, Elland	1.73	B1, E(q), C3	6,920 4300	38 68		

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

Policy SD6 Allocated Mixed Use Sites - Halifax

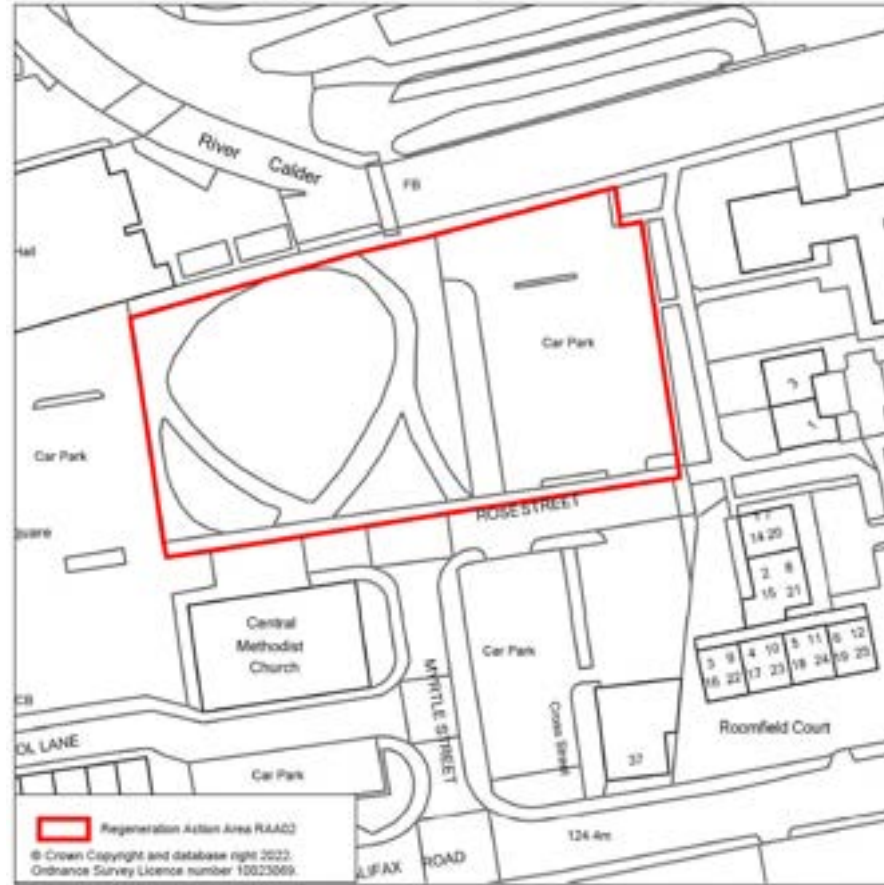
Local Plan site reference	Location	Gross Site area (ha)	Appropriate Uses	Total B Employment Indicative	Total No. of dwellings
				Floorspace (sq.m)	
LP0264 Supporting Information	Car Park Between, Well Lane / King Street, Halifax	0.39	B1a <u>E(qi)</u> , C3	3600 <u>1417</u>	10 <u>40</u>
LP0289 Supporting Information	Land off, King Cross Street, Halifax, HX1 2SH	0.42 <u>0.41</u>	A1, B1a , C3, D , <u>E(a)</u> , <u>E(qi)</u>	2150 <u>684</u>	10 <u>26</u>
LP0370 Supporting Information	Land off, Armitage Road, King Cross, Halifax	0.26	A1, B1a , D <u>E(a)</u> , <u>E(qi)</u>	520	0
LP0749 Supporting Information	Stoney Royd Mill Albion Mills, Bailey Hall Road, Halifax	1.52 <u>1.51</u>	C3, other , <u>E(qi)</u>	<u>1699</u>	79 <u>56</u>
LP1170 Supporting Information	Mulcture Hall Road, Halifax	3.24 <u>3.23</u>	<u>E(qiii)</u> , C3	3000 <u>2630</u>	42 <u>131</u>
LP1287 Supporting Information	Northgate House / Central Library, Northgate, Halifax	0.92	A1, A2, A3, B1, C1, C3, D	-	40
LP1292 Supporting Information	Cow Green Car Park, Halifax	0.34	A1, C3	0	141
LP1431 Supporting Information	Former Mayfield Garage, Queens Road, King Cross, Halifax	0.87	A1, B1/B2 , <u>C3</u> , C <u>E(qi)</u>	3480	17
LP1632 Supporting Information	Horton Street, Halifax	1.56	A1, B1 , C3, D <u>E(qiii)</u>	4680 <u>2945</u>	47 <u>97</u>

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			<p>Policy SD6 Allocated Mixed Use Sites – Hebden Bridge</p> <table border="1"> <thead> <tr> <th>Local Plan site reference</th> <th>Location</th> <th>Gross Site area (ha)</th> <th>Appropriate Uses</th> <th>Total B <u>Employment</u> Indicative Floorspace (sq.m)</th> <th>Total No. of dwellings</th> </tr> </thead> <tbody> <tr> <td>LP0922 Supporting Information</td> <td>Former Hebden Bridge Fire Station</td> <td>0.37</td> <td>B1a, C3, E</td> <td>2220 <u>2213</u></td> <td>11 <u>12</u></td> </tr> </tbody> </table>				Local Plan site reference	Location	Gross Site area (ha)	Appropriate Uses	Total B <u>Employment</u> Indicative Floorspace (sq.m)	Total No. of dwellings	LP0922 Supporting Information	Former Hebden Bridge Fire Station	0.37	B1a, C3, E	2220 <u>2213</u>	11 <u>12</u>		
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LP0922 Supporting Information	Former Hebden Bridge Fire Station	0.37	B1a, C3, E	2220 <u>2213</u>	11 <u>12</u>															
MM27	59	Policy SD6a	<p><u>Regeneration Action Areas</u> <u>Two areas of land are designated Regeneration Action Areas and identified on the Policies map. These are:</u></p> <ul style="list-style-type: none"> <u>RAA01 - Land adjacent Mill Royd Street, Brighouse.</u> 				Update	New sustainability appraisal created for Policy SD6a. It records four positive impacts against the Objectives.												



- *RAA02 – Land off Halifax Road, Todmorden.*



The Regeneration Action Areas designation presents a significant opportunity to contribute to the regeneration of the town centres of Brighouse and Todmorden. The land contained in both designations is predominantly brownfield, a frequent characteristic of which is the presence of constraints which affect viability and developability and make delivery a complex process. The designation of Regeneration Action Area endorses the corporate and joint commitment to enable and promote regeneration and development of

		<p><i>the identified areas and supports organisations seeking the additional funding that is often required to ensure the delivery of schemes.</i></p> <p><u>RAA01 - Brighouse Regeneration Action Area</u></p> <p><i>The area of land centring on Mill Royd Street and bounded by the river and the canal, and Huddersfield Road (A641) and Bridge Road, is designated the Brighouse Regeneration Action Area, and subject to the policy requirements as indicated below in Policy SD6a.</i></p> <p><i>The vision is for the regeneration of Brighouse as encapsulated in the Brighouse Vision Masterplan (2020) which identifies its key aims as the following:</i></p> <ul style="list-style-type: none"> <i>• Support the vitality of the independent retail offer of the town and access to these and wider leisure facilities.</i> <i>• Reduce traffic dominance in the town centre and improve the provision and accessibility of more sustainable transport modes.</i> <i>• Improve public spaces to make them more welcoming and to give recreational opportunities and encourage people to stay longer.</i> <i>• Increase take up of residential living in the town centre.</i> <i>• Celebrate the distinct heritage of Brighouse's waterside and its historic centre.</i> <i>• Support greater 'presence' of civic institutions.</i> <i>• Significantly improve the green feel of the town centre.</i> <i>• Address the poor quality and lack of character in some parts of the town centre.</i> <p><i>The Brighouse Town Deal Board was established in 2020, with the purpose of driving forward proposals, and the objectives of the Brighouse Town Investment Plan, which secured £19m from the Government's Town Deal initiative, centre around four themes:</i></p> <p><u>PLACE:</u></p> <p><u>HEALTH, WELLBEING AND SUSTAINABILITY</u></p> <p><u>ENTERPRISE</u></p> <p><u>Reinvigorate Brighouse town centre as a distinctive destination offering a special leisure, retail, and cultural experience of independent shops, events and facilities for both the community and wider regional visitors. Maximise opportunities for low carbon and active transport to contribute towards a Net Zero carbon future and improve links to, and connectivity between, green spaces to increase access to nature for local residents and visitors and improve health and well-being.</u></p> <p><u>Build on Brighouse's reputation as a key manufacturing hub, catalysing on advanced</u></p>		
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			<p><u>INCLUSIVE GROWTH</u></p> <p><u>manufacturing opportunities and fostering improved links across Leeds City Region’s supply chains and research institutions. Provide greater access to skills and employment opportunities locally with a focus on the provision of apprenticeships and vocational learning for young people, reskilling, up-skilling and creating employment opportunities and pathways to support a just transition to Clean Growth and inclusive recovery to Covid-19.</u></p> <p><u>RAA02 - Todmorden Regeneration Action Area</u> <u>The area of land north of Rose Street, and bounded by the river to the north, is designated as the Todmorden Regeneration Action Area, and subject to the policy requirements as indicated below in Policy SD6a.</u> <u>The vision for the regeneration of Todmorden is encapsulated in the Todmorden town Investment Plan, as the following:</u> <u>Our vision is a thriving market town which capitalises on its unique landscape, its environment, and its renowned community activism and enterprising spirit. Todmorden will have a strong visitor economy and be a beacon for social and environmental enterprise, creative industries and healthy living.</u> <u>Nine Strategic Objectives have been identified:</u></p> <ul style="list-style-type: none"> <u>• Redevelop the heart of the town centre to create a vibrant designation which is attractive to visitors and residents alike. It will have high quality, public spaces and facilities, a more diverse range of uses and activity</u> <u>• To improve the town centre experience and be friendly for walkers, cyclists and people with limited mobility</u> <u>• To maximise the potential of our cultural and heritage assets</u> <u>• Build on the strength of the town’s arts, music and cultural sectors</u> <u>• Provide opportunities and modern workspaces for small and medium sized businesses, particularly in the creative sector</u> <u>• Provide high quality opportunities in education and training as a foundation for a creative, prosperous and more sustainable future</u> <u>• Grow the visitor economy to become the gateway to the Calder Valley, and to Leeds and Manchester conurbations, with excellent transport links, exceptional outdoor pursuits, outstanding recreational spaces and commercial opportunities</u> <u>• Deliver environmentally sustainable projects and reduce carbon emissions</u> <u>• Contribute towards post Covid-19 recovery</u> 		
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APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

		<p><u>The Todmorden Town Deal Board was established in 2020, with the purpose of driving forward proposals and the objectives of the Todmorden Town Investment Plan, which secured £17.5m from the Government’s Town Deal initiative,</u></p> <p><u>The area occupies a central location in the town and provides a unique opportunity to provide development to meet the purposes of the regeneration initiative.</u></p> <p><u>Policy SD6a: Regeneration Action Areas</u></p> <p><u>The following sites are designated Regeneration Action Areas and identified on the Policies map.</u></p> <p><u>RAA01 - Land adjacent Mill Royd Street, Brighouse.</u></p> <p><u>RAA02 – Land off Halifax Road, Todmorden.</u></p> <p><u>The designation identifies each area as a priority for development which must contribute to meeting the objectives of the following:</u></p> <ul style="list-style-type: none"> <u>•Brighouse Vision Masterplan, Brighouse Town Investment Plan, or</u> <u>• Todmorden Investment Plan, and</u> <u>• any other regeneration initiatives with the purpose of improving the economic, social and environmental wellbeing of residents, visitors and businesses, current at the time of submission of a planning application.</u> <p><u>A Masterplan for each Regeneration Action Area will be prepared in accordance with the requirements of Policy IM7.</u></p> <p><u>Development must include a mix of uses appropriate to the area’s location, which is either bordering on, or within the town centre. Such uses could include retail, business, light industry, leisure, hospitality, residential and community.</u></p> <p><u>Regeneration Action Areas RAA01 and RAA02 are located in areas of high flood risk. Development must have regard to and compliance with Local Plan policy CC2, the advice of the Environment Agency (or equivalent agency), the objectives and priorities for flood risk management set out in the Local Flood Risk Management Strategy and the published evidence of local flood risk and its significance as included in Strategic Flood Risk Assessments, Surface Water Management Plans and other recognised sources of flood risk data.</u></p> <p><u>Regeneration Action Area RAA01 is located in close proximity to a number of Grade II listed buildings.</u></p> <p><u>Regeneration Action Area RAA02 adjoins the boundary of the Todmorden Conservation Area. The Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay “special attention” to “the desirability of preserving or enhancing the character or appearance” of its Conservation Areas and to ensure that the elements which contribute to the significance of heritage assets such as listed buildings are not harmed. Proposals for development in both Regeneration Action Areas must have regard to and compliance with Local Plan Policy HE1, the advice of Historic England (or equivalent agency) and the recommendations provided within a relevant Heritage Impact Assessment.</u></p> <p><u>Regeneration Action Area RAA01 adjoins the Calder and Hebble Navigation. Proposals for development should ensure that the distinct heritage of Brighouse’s waterside is taken into consideration by enqaging</u></p>		
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APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

			<i>with the canal through the promotion of surveillance, biodiversity enhancements, and through ensuring the development does not overshadow the water space.</i>																																																							
MM28	59	Policy SD7	<p>Policy SD7 Allocated Housing Sites</p> <p>The following sites are allocated to provide land for new housing and are indicated on the Policies Map. Planning applications will need to address to the issues identified in the <i>Site Assessment Reports Appendix 1</i>. No other principal use will be permitted on allocated housing sites.</p>				Clarification	Updated SA Report – See Appendix 4C																																																		
MM29	59	Policy SD7	<p>Policy SD7 Allocated Housing Sites – Brighouse</p> <table border="1"> <thead> <tr> <th>Site Ref</th> <th>Location</th> <th>Size (Ha)</th> <th>Indicative Developable Area</th> <th>Indicative Capacity</th> </tr> </thead> <tbody> <tr> <td>LP0174</td> <td>End of Wilton Street, HD6 2QY</td> <td>2.83 <u>2.82</u></td> <td>1.85 <u>1.84</u></td> <td>15</td> </tr> <tr> <td>LP0338</td> <td>Land adjacent Whinney Hill Park, Whinney Hill, Brighouse</td> <td>0.6</td> <td>0.6</td> <td>22</td> </tr> <tr> <td>LP0548 Supporting Information</td> <td>Land at junction of, Granny Hall La. & Blackburn Rd, Brighouse</td> <td>0.55 <u>0.54</u></td> <td>0.55 0.54</td> <td>19 <u>16</u></td> </tr> <tr> <td>LP0565</td> <td>Land at Bowling Alley/Scholey Park Avenue, Rastrick, Brighouse</td> <td>0.52</td> <td>0.28</td> <td>10</td> </tr> <tr> <td>LP0568 Supporting Information</td> <td>Land south of Clough Lane, Rear of New Hey Road, Rastrick, Brighouse, HD6</td> <td>4.34 <u>4.33</u></td> <td>2.36 <u>2.37</u></td> <td>83 <u>78</u></td> </tr> <tr> <td>LP0571</td> <td>Site to the rear of 9A, Birds Royd Lane, Brighouse</td> <td>0.48 <u>0.50</u></td> <td>0.38 <u>0.39</u></td> <td>100</td> </tr> <tr> <td>LP0771 Supporting Information</td> <td><i>Firth's Carpets, 432 Bradford Road, Bailiff Bridge, Brighouse</i></td> <td>0.61 <u>0.60*</u></td> <td>0.61 <u>0.60</u></td> <td>30 <u>41*</u></td> </tr> <tr> <td>LP0846</td> <td>The Bramble Inn, Field Lane, Rastrick, Brighouse</td> <td>0.3</td> <td>0.3</td> <td>12</td> </tr> <tr> <td>LP0945 Supporting Information</td> <td>Pond Quarry, Lightcliffe Road, Brighouse, HD6 2JJ</td> <td>1.82</td> <td>1.82</td> <td>62 <u>75</u></td> </tr> </tbody> </table>				Site Ref	Location	Size (Ha)	Indicative Developable Area	Indicative Capacity	LP0174	End of Wilton Street, HD6 2QY	2.83 <u>2.82</u>	1.85 <u>1.84</u>	15	LP0338	Land adjacent Whinney Hill Park, Whinney Hill, Brighouse	0.6	0.6	22	LP0548 Supporting Information	Land at junction of, Granny Hall La. & Blackburn Rd, Brighouse	0.55 <u>0.54</u>	0.55 0.54	19 <u>16</u>	LP0565	Land at Bowling Alley/Scholey Park Avenue, Rastrick, Brighouse	0.52	0.28	10	LP0568 Supporting Information	Land south of Clough Lane, Rear of New Hey Road, Rastrick, Brighouse, HD6	4.34 <u>4.33</u>	2.36 <u>2.37</u>	83 <u>78</u>	LP0571	Site to the rear of 9A, Birds Royd Lane, Brighouse	0.48 <u>0.50</u>	0.38 <u>0.39</u>	100	LP0771 Supporting Information	<i>Firth's Carpets, 432 Bradford Road, Bailiff Bridge, Brighouse</i>	0.61 <u>0.60*</u>	0.61 <u>0.60</u>	30 <u>41*</u>	LP0846	The Bramble Inn, Field Lane, Rastrick, Brighouse	0.3	0.3	12	LP0945 Supporting Information	Pond Quarry, Lightcliffe Road, Brighouse, HD6 2JJ	1.82	1.82	62 <u>75</u>	Update	Updated SA Report – See Appendix 4C
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			LP1000 Supporting Information	Land off, Woodhouse Lane, Rastrick, Brighouse	0.54 <u>0.46</u>	0.53 <u>0.46</u>	24 <u>10</u>
			LP1032	Southages Quarry, Ogden Lane and Toothill Bank, Rastrick, Brighouse	1.65	1.05	42
			LP1033 Supporting Information	Land off, Toothill Bank, Rastrick, Brighouse, HD6	3.22 <u>3.23</u>	2.12 <u>3.23</u>	64 <u>97</u>
			LP1053	Squire Hill quarry, Brighouse	3.73 <u>3.75</u>	2.26	68
			LP1054	Land off Brookfoot Lane, Brighouse	1.23	0.9	32
			LP1060	Land at Shirley Grove, Lightcliffe, Brighouse	0.64	0.64	23
			LP1077 Supporting Information	Southedge Quarry, Brighouse Road, Hipperholme, Brighouse, HX3	13.08 <u>13.04</u>	6.67 <u>6.66</u>	213 <u>174</u>
			LP1078	Land between, Dewsbury Road and New Hey Road, Rastrick, Brighouse, HD6	10.62 <u>10.57</u>	5.15 <u>5.12</u>	149 <u>267</u>
			LP1093	Former Hill Crest Quarry, Halifax Road, Hove Edge, Brighouse	1.23	0.97	35
			LP1095	Halifax Road, Hove Edge, Brighouse	4.83 <u>4.81</u>	4.04	149
			LP1116	Brighouse Road, Hipperholme, Brighouse	1.83	1.05 <u>1.04</u>	50
			LP1322	George Street, Rastrick, Brighouse	0.48	0.35 <u>0.36</u>	65
			LP1469 Supporting Information	Land at Stoney Hill, Lillands Lane, Brighouse	0.44 <u>0.46</u>	0.44 <u>0.46</u>	20
			LP1648 Supporting Information	Land north of, Crosslee, Brighouse Road, Hipperholme, Brighouse	0.85	0.85	31 <u>41</u>
MM30	61	Policy SD7	Policy SD7 Allocated Garden Suburbs - Brighouse			Update	N Updated SA Report – See Appendix 4C

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			Site Ref	Location	Size (Ha)	Indicative Developable Area	Indicative Capacity		
			LP1451	Land between Bradley Wood and Woodhouse Lane, Rastrick, Brighouse	63.2 <u>63.00</u>	44.9 44.76	1257		
			LP1463 Supporting Information	Land between, Highmoor Lane and Bradford Road, Brighouse	140.66 <u>140.44</u>	111.02 <u>105.15</u>	1998		
MM31	61	Policy SD7	Policy SD7 Allocated Housing Sites - Elland					Update	Updated SA Report – See Appendix 4C
			Site Ref	Location	Size (Ha)	Indicative Developable Area	Indicative Capacity		
			LP0026 Supporting Information	The Gate Farm, Saddleworth Road, Greetland, Elland HX4 8NW	2.23	2.23 0.52	67 16		
			LP0037 Supporting Information	Long Heys Farm, Long Heys, Greetland, Elland, HX4 8BJ	0.95	0.84 <u>0.80</u>	30 <u>29</u>		
			LP0065	Land north-west, Nab Lane, West Vale, Elland	1.01 <u>1.00</u>	0.65	23		
			LP0075 Supporting Information	Land at Laithe Croft Farm, Bowling Green Road, Stainland, Elland, HX4 9PF	0.32	0.32	11		
			LP0146	Land to the west of Church view, Church Lane, Stainland, Elland	0.86	0.86	31		
			LP0177 Published in CC39	Land adjacent Ellistones Place, Saddleworth Road, Greetland, Elland HX4 8LG	9.87 <u>6.03</u>	6.65 <u>5.83</u>	200 <u>175</u>		
			LP0964 Supporting Information	Land off, Rochdale Road, West Vale, Elland	0.63	0.49	14 <u>15</u>		
			LP0952	Land at New Gate Farm, Saddleworth Road, Greetland, Elland	10.63	8.80 <u>8.7</u>	246 <u>286</u>		

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			<table border="1"> <tr> <td>Published in CC39</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>LP0978</td> <td>Land off Lower Edge Road/Shaw Lane, Elland</td> <td>8.28</td> <td>8.28</td> <td>248</td> </tr> <tr> <td>LP1030</td> <td>Land adjoining South Parade, Adj Maple Fold, Elland</td> <td>0.54</td> <td>0.38 0.39</td> <td>14</td> </tr> <tr> <td>LP1283</td> <td>Glenholme, Green Lane, Greetland, Elland</td> <td>0.51</td> <td>0.30</td> <td>11</td> </tr> <tr> <td>LP1407 Supporting Information</td> <td>Land Off, Scar Bottom Lane, Greetland, Elland, HX4 8PQ</td> <td>0.44</td> <td>0.44</td> <td>16</td> </tr> <tr> <td>LP1567 Published in CC39</td> <td>Land adjacent Exley Lane, North of Elland</td> <td>20.53 20.54</td> <td>15.50 15.46</td> <td>450</td> </tr> <tr> <td>LP1616 Published in CC39</td> <td>Land at Ainley Top, South West of the Junction of the A643/New Hey Rd, Ainley top, Elland</td> <td>2.19</td> <td>1.60</td> <td>48</td> </tr> <tr> <td>LP1625 Published in CC39</td> <td>Land to the west of Silverdale Terrace, Greetland, Elland, HX4 8NQ</td> <td>1.01</td> <td>1.01</td> <td>30</td> </tr> <tr> <td>LP1657 Supporting Information</td> <td>Land at, Whitwell Green Lane, Elland</td> <td>0.76 0.75</td> <td>0.76 0.75</td> <td>34 30</td> </tr> </table>	Published in CC39					LP0978	Land off Lower Edge Road/Shaw Lane, Elland	8.28	8.28	248	LP1030	Land adjoining South Parade, Adj Maple Fold, Elland	0.54	0.38 0.39	14	LP1283	Glenholme, Green Lane, Greetland, Elland	0.51	0.30	11	LP1407 Supporting Information	Land Off, Scar Bottom Lane, Greetland, Elland, HX4 8PQ	0.44	0.44	16	LP1567 Published in CC39	Land adjacent Exley Lane, North of Elland	20.53 20.54	15.50 15.46	450	LP1616 Published in CC39	Land at Ainley Top, South West of the Junction of the A643/New Hey Rd, Ainley top, Elland	2.19	1.60	48	LP1625 Published in CC39	Land to the west of Silverdale Terrace, Greetland, Elland, HX4 8NQ	1.01	1.01	30	LP1657 Supporting Information	Land at, Whitwell Green Lane, Elland	0.76 0.75	0.76 0.75	34 30		
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MM32	62	Policy SD7	<p>Policy SD7 Allocated Housing Sites - Halifax</p> <table border="1"> <thead> <tr> <th>Site Ref</th> <th>Location</th> <th>Size (Ha)</th> <th>Indicative Developable Area</th> <th>Indicative Capacity</th> </tr> </thead> <tbody> <tr> <td>LP0046</td> <td>Goosegate Farm, Heathy Land, Holmfield, Halifax</td> <td>0.75 0.74</td> <td>0.70 0.69</td> <td>25</td> </tr> <tr> <td>LP0103 Supporting Information</td> <td>Land at, Horley Green Road, Clarendon, Halifax</td> <td>1.25</td> <td>1.25 0.45</td> <td>56 14</td> </tr> <tr> <td>LP0164</td> <td>Site of High Level Works, Pellon Lane, Pellon, Halifax</td> <td>0.38</td> <td>0.38</td> <td>34</td> </tr> <tr> <td>LP0234 Supporting Information</td> <td>Swinton, Hays Lane, Mixenden, Halifax</td> <td>3.33 3.32</td> <td>2.52 2.51</td> <td>93 98</td> </tr> <tr> <td>LP0238</td> <td>Land at rear of former St. Bernadettes Church, Clough Lane, Mixenden, Halifax</td> <td>0.31</td> <td>0.31</td> <td>12</td> </tr> </tbody> </table>	Site Ref	Location	Size (Ha)	Indicative Developable Area	Indicative Capacity	LP0046	Goosegate Farm, Heathy Land, Holmfield, Halifax	0.75 0.74	0.70 0.69	25	LP0103 Supporting Information	Land at, Horley Green Road, Clarendon, Halifax	1.25	1.25 0.45	56 14	LP0164	Site of High Level Works, Pellon Lane, Pellon, Halifax	0.38	0.38	34	LP0234 Supporting Information	Swinton, Hays Lane, Mixenden, Halifax	3.33 3.32	2.52 2.51	93 98	LP0238	Land at rear of former St. Bernadettes Church, Clough Lane, Mixenden, Halifax	0.31	0.31	12	Update	Updated SA Report – See Appendix 4C															
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Page 104			LP0242	Land opposite 109-119 Mixenden Road, Mixenden, Halifax	0.40	0.40	14
			LP0261 Supporting Information	Land at, Turner Avenue South, Ovenden, Halifax	2.69 <u>2.68</u>	2.69 <u>2.68</u>	91 <u>77</u>
			LP0353	Land to the rear of 109 Fairfax Crescent, Southowram, Halifax	0.32	0.33 <u>0.32</u>	9
			LP0397 Supporting Information	Land adjacent to Daisy Bank, Savile Park, Halifax, HX1	0.52	0.52	10
			LP0400	Land off Birdcage Lane, Savile Park, Halifax	0.31 <u>0.29</u>	0.31 <u>0.29</u>	6
			LP0407	Spring Hall Mills, Mile Cross Road, Halifax	0.47	0.47	16
			LP0452	Land at Ovenden Green, Halifax	2.45 <u>2.44</u>	2.45 <u>2.44</u>	98
			LP0454 Supporting Information	Land off, Wheatley Road, Lee Mount, Halifax	1.06	0.66	20 <u>14</u>
			LP0478	Hartwell Ford Garage, Skircoat Road, Halifax	0.28	0.28	11
			LP0523 Supporting Information	Land at, Furness Avenue, Illingworth, Halifax	3.46 <u>3.45</u>	3.46 <u>3.45</u>	104 <u>158</u>
			LP0531 Supporting Information	Land off Whitehill Road, Keighley Road, Illingworth, Halifax	7.18 <u>7.16</u>	4.34 <u>4.33</u>	130 <u>127</u>
			LP0683	Land at Bank Top/Common Lane, Halifax	0.32	0.32	12
			LP0814 Supporting Information	Land at Richmond Street, Stannary Place, Halifax	0.99 <u>0.98</u>	0.99 <u>0.98</u>	45 <u>54</u>
			LP0815 Supporting Information	Works Depot, Stannary Place, Halifax	1.62 <u>1.33</u>	1.62 <u>1.33</u>	73 <u>51</u>
			LP0950	Beacon Lodge Quarry, Long Lane, Halifax	2.16	1.80 <u>2.16</u>	54 <u>64</u>

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			Supporting Information					
			LP0968	Land at West End Golf Club, Paddock Lane, Highroad Well, Halifax	2.74 <u>2.70</u>	2.74 <u>2.70</u>		81
			LP0983 Published in CC39	Land at Maltings Road, Wheatley, Halifax	1.35	0.91 <u>0.86</u>		30
			LP0990	Land off Denfield Lane, Wheatley, Halifax	1.07 <u>1.06</u>	0.85		31
			LP1004	Land off Burnley Road, Warley, Halifax	0.79	0.73		26
			LP1009 Supporting Information	Site of demolished School, Clough Lane / Brow Bottom Lane, Mixenden, Halifax, HX2	1.52	1.52		55 <u>38</u>
			LP1019 Supporting Information	Land adjacent to White House Farm, Riley Lane, Holmfield, Halifax, HX2 9SZ	1.32 <u>1.27</u>	1.13 <u>1.09</u>		41 <u>27</u>
			LP1128 Published in CC39	Land off Park Lane, Siddal, Halifax, HX3	1.06	1.06		38
			LP1137	Horley Green Works, Horley Green Road, Claremount, Halifax	0.84 <u>0.78</u>	0.84 <u>0.78</u>		27
			LP1180	Old Lane Dyeworks, Old Lane, Halifax	2.61 <u>2.60</u>	1.51 <u>0.38</u>		63
			LP1194	Barn Cottage, 5 Lower Exley, Siddal, Halifax	1.18	1.10		35
			LP1196	Land off Park Lane, Siddal, Halifax	0.79	0.57		21
			LP1197	Park Lane, Siddal, Halifax	1.09 <u>1.08</u>	1.09 <u>1.08</u>		39
			LP1215	Land adjacent Boothtown Road, Boothtown, Halifax	0.27	0.27		11
			LP1216 Supporting Information	Land off, Mill Lane and Old Lane, Boothtown, Halifax, HX3 6TP	9.60 <u>4.71</u>	6.57 <u>3.20</u>		197 <u>94</u>
			LP1229 Supporting Information	Near Royd, Ovenden, Halifax, HX3 5QP	16.68 <u>16.62</u>	15.79 <u>15.74</u>		474 <u>562</u>

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

Page 106			LP1292 <i>Supporting Information</i>	<i>Cow Green Car Park, Halifax</i>	0.34	0.34	141 90*
			LP1368 <i>Supporting Information</i>	Furness Drive/Turner Avenue South, Illingworth, Halifax	0.26	0.26	9 <u>6</u>
			LP1379 <i>Supporting Information</i>	Heathmoor Park Road/Field Head Lane, Illingworth, Halifax	1.13 <u>1.14</u>	1.13 <u>1.14</u>	41 <u>43</u>
			LP1409 Published in CC39	Wood Lane, Off Ovenden Wood Road , Wheatley, Halifax, HX2 OTQ	1.54 <u>4.31</u>	4.31 <u>3.62</u>	109
			LP1425	Land south of Phoebe Lane, Siddal, Halifax	3.30 <u>3.29</u>	2.28	105
			LP1429 <i>Supporting Information</i>	Former St Catherines High School, Holdsworth Road, Holmfield, Halifax, HX2 9TH	2.76 <u>2.75</u>	2.76 <u>2.75</u>	83 <u>108</u>
			LP1481	Former St. Catherines High School Grounds, Holdsworth Road, Halifax	1.05	0.90	32
			LP1486	Land off Hambleton Drive, Mixenden, Halifax	0.76	0.76	27
			LP1487 <i>Supporting Information</i>	Land off, Balkram Road, Mixenden, Halifax	0.34	0.34	14
			LP1488	Land off Hambleton Crescent , Mixenden, Halifax	0.27	0.27	11
			LP1489	Land South of Hambleton Crescent, Mixenden, Halifax	0.34	0.34	14
			LP1547 <i>Supporting Information</i>	Land at, Abbey Park, Illingworth, Halifax, HX2 9LQ	2.49 <u>2.47</u>	2.49 <u>2.47</u>	75 <u>83</u>
			LP1590 Published in CC39	Land adjacent to the Wells, Stock Lane, Highroad Well, Halifax, HX2 7QP	0.59 <u>0.61</u>	0.4	16
			LP1603	Land rear of 115, Claremont Road, Halifax	0.44	0.44	16
			LP1609	Land at Titan Works, Claremount Road, Boothtown, Halifax	0.99 <u>1.01</u>	0.99 <u>1.01</u>	49 <u>46</u>

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

MM33	65	Policy SD7	Policy SD7 Allocated Housing Sites – Hebden Bridge					Update	Updated SA Report – See Appendix 4C
			Site Ref	Location	Size (Ha)	Indicative Developable Area	Indicative Capacity		
			LP1501	Land east of Manor Drive, Hebden Bridge	0.65	0.65	29		
			LP1503 Supporting Information	Land at, Stoney Lane, Hebden Bridge	0.43	0.29	27 <u>20</u>		
MM34	66	Policy SD7	Policy SD7 Allocated Housing Sites - Mytholmroyd					Update	Updated SA Report – See Appendix 4C
			Site Ref	Location	Size (Ha)	Indicative Developable Area	Indicative Capacity		
			LP0011	Tenterfields, Burnley Road, Luddendenfoot, Halifax	2.63 <u>2.62</u>	2.11 <u>2.10</u>	63		
			LP0253	Junction of Grosvenor Place, Burnley Road, Luddendenfoot, Halifax	0.28	0.28	11		
			LP0931 Published in CC39	Land at Greave Houses Field, Luddenden, Halifax	1.21	1.21	44		
			LP1372 Published in CC39	Kershaw Drive, Luddenden Foot, Halifax	3.23	1.79 <u>1.57</u>	47 <u>31</u>		
MM35	66	Policy SD7	Policy SD7 Allocated Housing Sites – Northowram and Shelf					Update	Updated SA Report – See Appendix 4C
			Site Ref	Location	Size (Ha)	Indicative Developable Area	Indicative Capacity		
			LP0221	Land at Spring Head, Northowram, Halifax	1.83	1.27	46		
			LP0589 Supporting Information	Land Adjacent to & Rear of 8 Back Clough, Northowram, Halifax, HX3 7HH	0.38	0.38	15 <u>10</u>		

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

			LP0759 Supporting Information	Land off, Belle Vue Rise, Shelf, Halifax	0.54 <u>0.55</u>	0.27 <u>0.44</u>	16 <u>10</u>
			LP0766 Published in CC39	Land off Hall Lane, Northowram, Halifax, HX3 7SN	5.81	3.08 <u>3.83</u>	120 <u>149</u>
			LP0782 Supporting Information	Land off, Cock Hill Lane, Shelf, Halifax	5.86 <u>5.85</u>	5.52 <u>4.67</u>	166 <u>141</u>
			LP1034 Published in CC39	Land off Soaper Lane, Shelf, Halifax, HX3 7PT	1.97 <u>2.92</u>	1.95 <u>2.92</u>	58 <u>100</u>
			LP1035 Published in CC39	Land at, 30 Burned Road, Shelf, Halifax, HX3 7PT	0.95	0.95	27
			LP1036 Published in CC39	Land north of Shelf Cricket Ground, Carr House Lane, Shelf, Halifax	0.89	0.89	27
			LP1037 Published in CC39	Land off Burned Road, Shelf, Halifax, HX3 7PT	0.90 <u>0.98</u>	0.90 <u>0.98</u>	31
			LP1041 Supporting Information	Land at, West Street & Halifax Road, Shelf, Halifax	1.56 <u>1.61</u>	0.57 <u>0.91</u>	21 <u>32</u>
			LP1044 Published in CC39	Hud Hill Farm, Northowram, Halifax, HX3 7LH	2.11	1.51	45
			LP1523 Published in CC39	Land at Westercroft Lane, Northowram, Halifax, HX3 7EN	1.42	1.42 <u>0.89</u>	51 <u>32</u>
			LP1543 Supporting Information	Land North and North West of, Wade House Road, Shelf, Halifax	11.17 <u>11.15</u>	11.02 <u>11.01</u>	331 <u>290</u>

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MM36	67	Policy SD7	Policy SD7 Allocated Housing Sites - Ripponden					Update	Updated SA Report – See Appendix 4C
			Site Ref	Location	Size (Ha)	Indicative Developable Area	Indicative Capacity		
			LP0938	Holme House, Holme House Lane, Rishworth, Sowerby Bridge	0.53	0.27	11		
			LP1023	Land off Halifax Road, Triangle, Sowerby Bridge	1.41 <u>1.40</u>	1.06	17		
			LP1027	Land north of Stonelea, Barkisland, Sowerby Bridge	0.54 <u>0.55</u>	0.33	12		
			LP1224 Supporting Information	Land North of Meadowcroft Lane, Halifax Road, Ripponden, Sowerby Bridge	1.84	1.18 <u>1.02</u>	30 <u>24</u>		
			LP1602 Published in CC39	Barkisland Cross, Jackson Lane Barkisland, HX4 0HE	0.76	0.76	24		
MM37	67	Policy SD7	Policy SD7 Allocated Housing Sites – Sowerby Bridge					Update	Updated SA Report – See Appendix 4C
			Site Ref	Location	Size (Ha)	Indicative Developable Area	Indicative Capacity		
			LP0044	Cemetery Lane, Lower Bentley Royd, Sowerby Bridge	2.95 <u>2.94</u>	2.95 <u>2.94</u>	112		
			LP0287 Supporting Information	Land rear of 287, Willowfield Road, Halifax	0.84	0.73 <u>0.84</u>	8 <u>10</u>		
			LP0435	Land off, Haugh End Lane, Sowerby Bridge	1.91	0.30	14		
			LP0438	Land off Dean Lane, Sowerby, Sowerby Bridge	0.63	0.37	13		
			LP1356 Supporting Information	Hollins Park, Cemetery Lane, Sowerby Bridge	1.20	0.45 <u>0.86</u>	10 <u>32</u>		
LP1391 Supporting Information	Upper Bentley Royd, Sowerby Bridge	0.40	0.40	20					

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LP0635	Land off Fir Street, Walsden, Todmorden	0.93	1.83	37																																									
LP0640 Supporting Information	Land off The Hollins,, Stansfield Hall Road, Todmorden, OL14	1.33 <u>1.32</u>	1.17 <u>1.09</u>	53 <u>33</u>																																									
LP0651	Land off Stony Royd Lane, Todmorden	1.98	1.73 <u>1.72</u>	62																																									
LP0658 Supporting Information	Cinderhill Mills, Halifax Road, Todmorden, OL14 5TH	0.47 <u>0.50</u>	0.47 <u>0.50</u>	24 <u>22</u>																																									
LP0659	Land rear of 302 Halifax Road, Todmorden	0.58 <u>0.61</u>	0.48 <u>0.51</u>	17																																									
LP0901 Supporting Information	Land off, Woodlands Avenue, Todmorden	0.73	0.32	16																																									

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			LP0914 Supporting Information	Land Opposite 46-48, Hollins Road, Walsden, Todmorden, OL14 8BJ	1.31	1.03	46 43		
			LP1534	Birks Mill, Birks Lane, Walsden, Todmorden	0.71	0.40	18		
			LP1637 Supporting Information	Land in front of, Bradnor House, Todmorden, OL148RA	0.66	0.55	25		

Mod Ref	Page	Para/Tab le/ Box/Pol icy	Tracked change	Reason for change	Implications for previous SA Findings
MM39	70	10.2- 10.4	<p>10.2 The UK Government is committed by the Climate Change Act 2008 to an 80% reduction in greenhouse gas emissions by 2050 from a 1990 baseline. Calderdale Council, working with partners through the Energy Futures Panel have further refined the target to be more specific for the Borough and the information available. This used a 2005 base year resulting in the 2050 target being about 76% for Calderdale rather than the 80% established for the UK as a whole.</p> <p><u>10.2 In 2021, an updated interim national target of achieving a 78% cut in carbon emissions by 2035 was set by the UK's Sixth Carbon Budget and enshrined in law. Calderdale Council, working with partners through the Climate Change Working Party, has adopted a specific science-based target for the Borough of net zero by 2038, with significant progress by 2030. This equates to a carbon reduction 'in the order of 85%' by the end of the Plan period based on the following calculation. The UK total GVA is compared to that of Calderdale from 2011 to 2016. The carbon budget (2018-2100) for Calderdale is then apportioned based on Calderdale's average proportion of UK GVA for the period 2011-2016. This can be used as an economic metric to apportion carbon budgets. This provides a carbon budget of 7,960 ktCO2 for 2018-2100. To remain within this Carbon Budget and provide a net zero transitional period emissions have to be cut by 14% year on year and become net zero by 2038. Starting from a 2018 Calderdale annual emissions value of 1,039 ktCO2 a reduction of 14% year on year will mean emissions have to fall to a residual 127 ktCO2 by 2032 equating to an 87% cut in emissions.</u></p> <p>10.3 — The challenge of Climate Change, including both the causes and effects of climate change, cuts across all policy topics with the Local Plan providing a framework to ensure that these are addressed. In doing so the</p>	Update	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the update.

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			<p>Plan through its policies seeks to reduce greenhouse gas emissions, supports energy efficiency improvements to existing buildings, and is consistent with the Government’s approaches to carbon emissions in new development.</p> <p>10.4 — The following overarching Policy ensures the different policy areas of the Local Plan respond to the challenges of climate change in order to deliver a sustainable future for the Borough.</p> <p><u>10.3 In order to address the substantial Global Human Health and Environmental threat of climate change, Policy CC1 (Climate Change) provides a broad strategic framework to guide all aspects of development. This approach seeks to reduce Green House Gases and assist in achieving the level of reduction set out in paragraph 10.2 above and in order to contribute to Government targets. Not only must the Local Plan address the causes of climate change but it must also address its effects. This holistic approach where all polices in the Local Plan reinforce each other in this major objective will deliver a sustainable future for the Borough. In doing so it reflects Government initiatives such as for reducing greenhouse gas emissions, supporting energy efficiency improvements to existing buildings and reducing carbon emissions in new development as well as supporting the emerging regional Climate Change Strategy led by the West Yorkshire Combined Authority. A key aspect of this emerging work is the Emission Reduction Pathways Project that seeks to demonstrate how West Yorkshire will comply with emission reduction targets; produce an implementation roadmap and provide policy recommendations and an action plan for the region.</u></p>		
MM40	70	Policy CC1	<p>Policy CC1 Climate Change</p> <p>Development proposals should contribute aim to mitigating be net zero emitters of Green House Gases such a Carbon Dioxide and adapting to <u>must demonstrate appropriate mitigation and adaptation measures to address</u> predicted impacts of climate change by:</p> <ul style="list-style-type: none"> • Ensuring energy efficiency and reduced carbon emissions are is maximised and regarded as a priority outcomes <u>outcome</u> in development planning; • Using Sustainable Design and Construction methods, meeting national standards as a minimum; • Increasing levels of Renewable and Low Carbon Energy Generation, through both a range of technologies and domestic, community and commercial scale schemes, whilst taking account of cumulative and environmental impacts; <u>wherever possible energy demand should be met by onsite renewable energy or a low carbon energy distribution network.</u> 	Clarification	No change- The amended policy wording is intended to strengthen the policy in relation to demonstrating mitigation of and adapting to impacts of Climate Change. The SA

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			<ul style="list-style-type: none"> Supporting <i>Active and Sustainable Transport Networks</i> through <i>travel planning and providing facilities for active low carbon travel contributing to</i> a reduction in travel demand, traffic growth and congestion; Locating development in areas accessible by public transport, and safe, attractive well linked cycling and walking routes, whilst recognising the different needs of rural areas Protecting and enhancing Green and Blue Infrastructure Networks, acknowledging the benefits these can bring; Minimising flood risk, limiting surface water run off; Creating, protecting and enhancing biodiversity habitats <i>including the wildlife habitat network</i>, taking care not to create barriers to the movement of wildlife over the wider landscape; Reducing the amount of waste produced through a reduction in the consumption of materials and resources and maximising the recycling/re-use of waste whilst minimising that going to landfill. 		of the Publication draft (2018) recorded positive impacts against 12 of the SA objectives; the added clarity as a result of the proposed Modification reinforces the positive outcomes rather than changes any.
MM41	75	Insert new paragraph after Para 10.22	<i>When incorporating SuDS in new development, regard should be had to the Leeds City Region Sustainable Drainage Systems Guidance produced by WYCA in February 2020. This guidance does not set new policy but strategically signposts developers to existing national and local policy and best practice. The document also provides developers with a brief introduction to SuDS, provides guidance on the information that should be included with a planning application in order to promote the use of the SuDS in new developments and provides guidance on the hydraulic and other technical standards required to implement SuDS.</i>	Update	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the update.
MM42	75	Policy CC3	The Council will work with key stakeholders to protect the quality and quantity of water resources; encourage their efficient use and ensure that they are provided where necessary. Priority will be given to:	Update	SA – No change to the overall

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			<p>1. Protecting and enhancing ground and surface water features and preventing aquatic pollution;</p> <p>2. Ensuring new development has an adequate means of water supply, sufficient foul and surface water drainage and sewage treatment capacity;</p> <p>3. Only permitting development if there is no adverse impact to the quality or use of surface or ground water resources; and</p> <p>4. Only permitting development if there is no adverse impact on habitats and species dependent on the aquatic environment.</p> <p>Proposals for development within a Groundwater Source Protection Zone should be supported by a hydrogeological (groundwater) risk assessment that identifies potential risks to groundwater from the development and identifies mitigation measures that will be implemented to reduce unacceptable risks. <u>Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:</u></p> <p><u>1. Take account of advice from the lead local flood authority;</u></p> <p><u>2. Have appropriate proposed minimum operational standards;</u></p> <p><u>3. Have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and</u></p> <p><u>4. Where possible, provide multifunctional benefits.</u></p> <p>Proposals for development will be supported where they incorporate sustainable drainage systems (SuDS) in order to minimise and manage flooding and improve water quality, compliment water efficiency measures such as rain water harvesting and grey water recycling and benefit biodiversity. Where possible, proposed open spaces and green infrastructure within a development site should contribute to the sustainable drainage of that site.</p> <p>Development will only be permitted if it can be demonstrated that the water supply and waste water infrastructure required is available or can be improved to meet the additional demand generated by the new development. Improvements that are necessitated by new development should be funded in advance of development commencing.</p>		<p>impact on the SA Objectives – the changes to the policy wording strengthen the already positive impacts established in the previous SA.</p>
MM43	76	Para 10.24	<p>.....Parts of the catchment area of the River Calder lie within the Special Protection Area (SPA) and Special Area of Conservation (SAC), which are protected areas- <i>sites designated and protected for their biodiversity and geodiversity importance</i>. Whilst managing the catchment and slowing the flow is important this must be balanced with regard to the SPA and SAC. <i>protected sites</i>. Managing the uplands can also enhance the SAC and SPA whilst also contributing to reducing run-off.</p>	Clarification	<p>The revised text is an update to supporting text and included for clarification purposes. There are no substantive</p>

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					implications for the SA Objectives resulting from the clarification.
MM44	76	Policy CC4	Proposals for natural flood management such as targeted land and vegetation management and planting in upper catchments and along river and canal banks <u>watercourses</u> will be supported in appropriate locations where they are consistent with national and local plan policies and relevant water catchment management plans to reduce flood risk and improve water quality. Proposals should aim to deliver multi benefit projects enhancing water quality, habitat and biodiversity. Proposals should have regard to the Special Area of Conservation and the Special Protection Area <u>sites designated and protected for their biodiversity and geodiversity importance</u> and ensure that these are enhanced rather than damaged by the proposals.	Clarification	No change to original SA published in 2017 as the modification proposed does not change the positive impact recorded against SA9 'To protect and Enhance Biodiversity and Geodiversity'.
MM45	79	Para 10.38	In order to formally address the implications of the Ministerial Statement work was undertaken by Land Use Consultants ¹⁵ Assessment of Areas of Suitability for Wind Development in Calderdale, Land Use Consultants, January 2017 to identify those areas suitable for wind energy development based on technical considerations. The assessment was undertaken for five different size categories of wind turbine and found that there are a number of very small areas which could be appropriate for wind energy development at the various scales. However, when the Study considered these areas with the findings of the Julie Martin Study most fall within the 'Moderate to High' and 'High' landscape sensitivity categories, particularly for the larger categories of turbine. Whilst it is impossible to assess the suitability of the identified areas definitively without specific schemes, given the high value of much of the landscape the probability is that only a limited number of the identified areas will be found suitable for wind turbines. Showing all identified areas in the Local Plan is not considered to be within the spirit of the Ministerial Statement although this does not actually provide any information regarding the definition of a suitable area. Therefore, the approach taken in the Local Plan is to only show those areas where the impact on landscape sensitivity is between 'Low' and	Clarification	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives

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			<p>'Moderate' which has the effect of only showing areas suitable for turbines in the small (25 - 59 m to blade tip) and very small (18 - 24 m to blade tip) categories. These areas are shown on the Policies Map. <i>In those areas depicted as 'Wind Energy Area - Small Turbines' the maximum height of turbine permitted will be 59 metres to blade tip. In those areas depicted as 'Wind Energy Areas – Very Small Turbines' the maximum height permitted will be 24 metres to blade tip. As demonstrated on the Policies Map areas for the small category of turbine overlap with those for the very small category, with the latter being suitable over a more extensive area due to their lower impact on the landscape.</i></p> <p>Footnote 15: Assessment of Areas of Suitability for Wind Development in Calderdale, Land Use Consultants, January 2017</p>		<p>resulting from the clarification.</p>
MM46	80	Para. 10.40	<p>10.40 The Study employed a threshold of 18 metres height to blade tip and therefore no assessment was made for turbines below this size. However, such turbines can provide and/or contribute to the energy needs of farmsteads and other small businesses as well as being part of community led schemes. Such turbines have a more limited impact and will <i>also</i> be permitted across the Borough with the exception of the SSSI/SPA/SAC but including within the associated buffer area <i>in those areas identified on the Policies map as suitable for small and very small turbines (the two smallest categories in the LUC Study)</i> subject to compliance with the relevant criteria in Policy CC6. The reference to sites of nature conservation or biodiversity value in Part 1 of the Policy includes both areas which have been officially designated and ones where this is not the case.</p>	Clarification	<p>The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the clarification.</p>
MM47	80	New Para. 10.40a	<p><i>10.40a Castle Hill, in the Metropolitan Borough of Kirklees, is one of the most distinctive and prominent landscape features in the region. It is visible from a wide area and is a familiar and valued landmark. Victoria Tower, which lies on the south-western end of the hill top, accentuates this dramatic location and has become a key feature of the area's skyline. The visual connections between the site and the rural and urban areas around it are a fundamental aspect of its setting. In order to better understand the contribution which the area around the monument makes to its setting, in 2016 Kirklees Council commissioned a Study to examine the extent to which the significance of Castle Hill is derived from its</i></p>	Clarification	<p>The revised text is an update to supporting text and included for clarification purposes.</p>

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			<u>setting. The 'Castle Hill Setting Study' makes it clear that the extensive wide-ranging views from the hilltops across the surrounding landscape are a critical component of Castle Hill's setting and notes, in particular, the potential harm which tall structures, such as wind turbines could have upon the setting of the monument. Wind turbine proposals, therefore, will also be expected to take into account their potential impacts upon Castle Hill.</u>		There are no substantive implications for the SA Objectives resulting from the clarification.
MM48	80	10.41	10.41 In addressing the wide range of wind energy proposals which could come forward, together with their potential impact on the landscape as set out above, the Local Plan <u>takes a positive approach to wind energy but one which is tempered by the Written Ministerial Statement.</u> is pragmatic balancing the national policy requirement for a positive approach to renewable energy against an overly strict interpretation of the Ministerial Statement. Additionally, interest currently exists in progressing several Neighbourhood Plans across the borough and these also have the potential to allocate areas for wind energy development.	Clarification	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the clarification.
MM49	81	Para.10 .46	10.46 Heat networks differ from other technologies producing renewable and low carbon energy since they are primarily a form of distribution, although they may also include generation (including from renewable and low carbon sources). Increasing the number of district heat networks is an important part of the Plan for achieving the United Kingdom's legal 80% reduction in emissions by 2050. <u>commitment to reducing emissions to net zero by 2050. Significant policy and funding support exists nationally for heat networks as part of the Government's identification of the technology as the most cost-effective way to decarbonise heat in urban areas.</u> 10.46a National heat mapping by the Department of Energy and Climate Change (DECC) has identified the locations with the most potential for supporting heat networks whilst further work by Leeds City Region (LCR) has identified the areas within the city region with heat loads sufficient to support district heat	Clarification	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for

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		<p>networks, with an opportunity identified in Halifax. The Council’s Energy Futures Strategy supports this form of development and the Council wish to encourage developers to both investigate and bring forward heat networks and connect to any existing networks. A number of organisations have expressed interest in doing so. Currently the Council are undertaking technical work in relation to a proposed district heating scheme covering central Halifax with support from the Government's Heat Network Delivery Unit. Given that the Plan looks forward to 2033, there is the distinct possibility that opportunities for connections to heat networks will arise during this period and the Council will support these.</p> <p>10.46b Where networks are feasible and viable future residential developments of 10 or more dwellings or developments of 1,000 or more square metres will need to either connect to an existing heat network or demonstrate how sites have been designed to allow for connection to a future district heating network. <u>As a guide to identifying developments with sufficient existing or potential heat density, the linear heat density MWh demand served per metre of network of 3.1 MWh/m or above (non bulked) provides a useful reference point.</u> Whilst a development of around 40 dwellings is currently required to make connection to a heat network viable, the Plan has a threshold of 10 dwellings in order to both allow for improvements in viability over the Plan period and for situations where sites are developed in close proximity to one another. <u>Viability should be considered on a life-time basis and consider a wide range of technology options and include quantification compared to an appropriate counterfactual of:</u></p> <ul style="list-style-type: none"> • <u>capital cost;</u> • <u>operation and maintenance cost;</u> • <u>energy cost to consumer and</u> • <u>Carbon emissions</u> <p>10.46c Part 3 of the Policy below demonstrates the Council's support for heat networks over the Plan period. Possible means of achieving the necessary infrastructure could be through Local Development Orders and/or the Community Infrastructure Levy or in association with other infrastructure projects such as road improvements.</p> <p><u>10.46d Given both the detailed technical nature of district heat networks and their requirements, together with the expectation that this technology will become more widely available later in the Plan period, the Council will give consideration to a specific Supplementary Planning Document (SPD) on District Heat Networks. This document will be a more appropriate place to accommodate technical detail (including benchmark heat densities) and technological advances than the Local Plan. It will also provide a useful source of information for both developers and planning officers in Development Management when assessing development proposals. The SPD will also consider a heat zoning network to show where a local heat</u></p>	<p>the SA Objectives resulting from the clarification.</p>
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			<i>network is operational, soon to be operational, or still in the development stages. Should there be certainty that a heat network will be operational by a specific year the planning requirements relating to development in the defined zone(s) will reflect this fact.</i>		
MM50	81/82	Policy CC6 criterion 3	<p>Policy CC6 Part 1: Assessment of Proposals for Renewable And Low Carbon Energy</p> <ul style="list-style-type: none"> any significant harm to sites of nature conservation or biodiversity value <u>and protected species</u>; 	Clarification	No change to original SA as the modifications do not affect the overall meaning of the policy.
MM51	82	Policy CC6 Part 2	<p>Policy CC6 PART 2: Assessment of Wind Energy Developments Additionally for wind energy the proposed development scheme should:</p> <ul style="list-style-type: none"> be within an area identified as suitable for the proposed size category of wind turbine as defined either on the Local Plan Policies Map or in an adopted Neighbourhood Plan; or <u>and</u> be less than 18m to blade tip, not within the South Pennines Moors SSSI/SPA/SAC, and directly related to, and generate power principally for, the operation of a farmstead, other rural business or a local settlement; and following consultation it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing. 	Clarification	No change to original SA of the Publication Draft (2018) as the modifications do not affect the overall meaning of the policy, nor do they result in changes to the impacts on the SA Objectives.
MM52	82	Policy CC6 Part 3	<p>POLICY CC6 Assessment of Renewable and Low Carbon Energy Development Proposals PART 3: Connecting to District Heat Networks All larger scale development should consider the opportunities to provide different and innovative <u>low carbon</u> heating to occupiers. Where technically viable (see reasoned justification) and appropriate for the development, and in areas with sufficient existing or potential heat density, developments of 1,000 or more square metres or more or 10 dwellings or more (including conversions where feasible) or <u>developments with</u></p>	Update	No substantive implications to the SA of the Publication Draft (2018) as the modifications

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		<p><u>sufficient existing or potential heat density</u> should seek <u>low carbon district</u> heating systems according to the following hierarchy:</p> <ol style="list-style-type: none"> 1. Connection to existing district heating networks; 2. Construction of a site wide district heating network served by a new low carbon heat source; 3. Collaboration with neighbouring development sites or existing heat loads/sources to develop a viable shared district heating network; 4. In areas where district heating is currently not viable, but there is potential for future district heating networks, all development proposals will need to demonstrate how sites have been designed to allow for connection to a future district heating <u>network such as the inclusion of low temperature heating systems.</u> 	<p>do not affect the overall meaning of the policy; although the proposed modification removes the minimum size thresholds which could change the impact of SA Objective 12 'To Ensure Prudent and Efficient Use of Natural Resources and Energy' from 'Uncertain ' to 'Positive'. However there are still criteria that would restrict the level of onshore wind generation in the other part of the policy therefore it is considered the</p>
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					overall impact against that objective remains as 'Uncertain'.
MM53	85	Policy HW2	<p>A Health Impact Assessment (HIA) should be provided for residential developments of 30 or more units, non-residential developments of 3,000m² or more, hot food take-aways <u>takeaways</u> and other developments where the proposal is likely to have a significant impact on health and wellbeing.</p> <p>Where significant health impacts are identified, measures to mitigate the adverse impact of the development should be identified and will be secured by appropriate planning conditions or obligations.</p> <p><u>Expected measures include:</u></p> <ul style="list-style-type: none"> i. Health impacts have been properly considered when preparing the proposals; ii. The development contributes to the creation of a strong, healthy and just society; iii. The applicants have worked closely with those directly affected by their proposals to evolve designs that take account of the views of the community; iv. Any beneficial impacts on health and wellbeing of a particular development are clearly identified; v. Any negative impacts on health and wellbeing of a particular development scheme are minimised. <p>The HIA will be expected to address the following themes <u>in a manner that is appropriate to the scale and type of development proposal:</u></p> <ul style="list-style-type: none"> i. Healthy, accessible and affordable Housing; ii. Physical activity; iii. Availability of green space and play areas; iv. Diet and nutrition; v. Air quality and noise; vi. Active travel, public transport and accessibility; vii. Crime and community safety; viii. Alcohol and drug use; ix. Equality, Social Cohesion and Community; x. Access to Public Services and facilities, including primary care. <p>Applications will not be approved where the balance of considerations demonstrates that the benefits of the development are outweighed by any adverse impacts on health and wellbeing.</p>	Clarification	No change – the proposed modification adds clarity to the policy but there are no substantive implications for any of the SA objectives.
MM54	85-86	Para 12.10-12.11	<p>12.10 Community facilities include, but are not restricted to, public services, community centres, public halls, emergency services, youth centres, libraries, open spaces, cultural facilities, the voluntary sector, public houses, post offices, health and educational facilities. Some of these issues such as open spaces are dealt with elsewhere within the plan (Green Infrastructure <u>policy GN6</u> and Natural Environment) and Health and Social Care and Educational Facilities are dealt with later in this chapter.</p>	Clarification	The revised text is an update to supporting text

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			12.11 The NPPF identifies the delivery of sufficient community and cultural facilities and services to meet local needs as a core planning principle. <i>Major new development should seek to enhance cultural provision in the Borough per Policy RT6.</i> It also advocates the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship, particularly in rural areas where access to services can be limited. Community facilities and emergency services indicates a concentration of services and facilities within and around the main urban areas, with limited facilities elsewhere.		and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the clarification.
MM55	87	Policy HW4	<p>Development proposals which would lead to the loss of community facilities, <i>including but not limited to</i> public houses, village shops or post offices will not be supported unless:</p> <ul style="list-style-type: none"> • An appropriate alternative is provided; or • It can be demonstrated that the facility is no longer required within the local area or is no longer viable; and all reasonable efforts have been made to retain the facility and other alternative community uses, community ownership <i>and designation as an Asset of Community Value</i> have been considered; or • The closure of a health or educational facility is required due to an identified operational requirement. <p>The Council will support the co-location of services where opportunities arise providing such co-location can be demonstrated to improve access to services and more efficient use of land and resources. New developments will, where appropriate, be expected to work with communities to identify community needs and contribute towards the provision of such community facilities in accordance with Infrastructure provision.</p>	Clarification	No change – the proposed modification adds clarity to the policy but there are no substantive implications for any of the SA objectives.
MM56	87	Policy HW5	<p>Sustainable Local Food Production</p> <p>All new residential developments with the exception of apartments and specialist accommodation shall include gardens or communal areas of adequate size, commensurate in scale with the development, to support household food production.</p>	Update	The proposed Modification to the policy results in an additional

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			<p><u>Where practical developments of apartments or specialist accommodation should have some or all of pot/trough space, window box facilities, communal gardens at ground or roof level, pre-built raised beds and sensory gardens.</u></p> <p>Furthermore all developers are encouraged to explore ways to incorporate food growing into landscaping schemes and the spaces around their developments.</p>		<p>positive impact against SA13, to ensure the efficient use of land as the policy no longer excludes apartments or specialist accommodation. No other change to the original SA of the Local Plan (2017).</p>
MM57	88	Para 12.19	<p>There is evidence that the type of food on sale nearest to schools influences the diet of schoolchildren (Engler-Stringer, 2014; Smith, 2013), and that the availability of “unhealthy” foodstuffs makes healthier choices less easy(18) Continuing to permit schoolchildren access to food sold in hot food take-aways, often high in fat, salt and sugar, will perpetuate poor food choices. Managing the development of hot food takeaways within a ten minute <u>400m</u> walking distance of the school <u>secondary schools (i.e. a 400m radius)</u> will help limit children’s exposure to food choices that could be associated with obesity.</p>	Clarification	<p>The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the clarification.</p>
MM58	89	Policy HW6	<p>Proposals for hot food takeaways <u>and other sui generis uses such as drive-thru premises</u> will be permitted where they meet the following criteria:-</p>	Clarification	<p>The proposed modification does not result</p>

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			<p>i. The proposed development is not within 400m <u>walking distance</u> of the principal entry point to a <u>secondary</u> school except where the application site is within the designated town centres of Halifax, Sowerby Bridge, Brighouse, Elland, Hebden Bridge or Todmorden;</p> <p>ii. No unacceptable environmental, safety or other problems are created (including measures to limit litter generation, through the provision of on site bins or the provision of a litter management plan);</p> <p>iii. The proposed development would not increase the level of disturbance or nuisance to a level that would be unduly detrimental to the amenities of anyone living in the area;</p> <p>iv. The proposals would not generate traffic movements or demand for parking that would be unduly detrimental to highway safety or residential amenities;</p> <p>v. The proposals make adequate and satisfactory arrangements for the discharge of cooking fumes and smells;</p> <p>vi. The proposals comply with shopping frontage policy;</p> <p>vii. The development preserves or enhances Conservation Areas and does not adversely affect Listed Buildings or their settings where these are material considerations;</p> <p>Where proposals are acceptable, restrictions may be imposed on hours of opening in order to protect the amenity and character of the areas within which the development is located.</p>		<p>in any substantial implications for the SA Objectives; the removal of the reference to a primary school would not impact on the already positive impact on SA 3 'To Create and Retain Healthy Vibrant and Inclusive Communities' as children of that age remain on site during lunchtime breaks. The policy is also amended to include other sui generis uses but this would strengthen the already</p>
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					positive impact against SA3.
MM59	92	13.15	<p>13.15 Of some of the most strategically significant schemes WYCA are supporting new highway interventions with funding sourced from the West Yorkshire Plus Transport Fund. Of these projects, work on the A629 route between Halifax and Huddersfield is the most advanced, and elements focusing on the Salterhebble and Halifax town centre areas will be delivered during the early stages of the plan period. Other elements of the A629 package will follow later although are still programmed for construction completion within the first five years of the life of the Local Plan. These include works at Ainley Top, in West Vale, in the Kirklees section of the A629. Only the northern section of the A629 from Halifax to the boundary with Bradford district is yet to have as agreed completion date. Further work on the A641 between Huddersfield and Bradford, as well as a range of local measures on various highways in and around the Brighouse part of this corridor, are being considered by Calderdale in partnership with WYCA. The development of this A641 Corridor / Brighouse area suite of interventions is at an earlier stage of development as compared to the A629 programme. Any available details are listed in the IDP which will be updated accordingly as this and all other programme areas progress.</p> <p><u>13.15 Of some of the most strategically significant schemes WYCA are supporting new highway interventions with funding sourced from the West Yorkshire Plus Transport Fund. Of these projects, work on the A629 route between Halifax and Huddersfield is the most advanced, and elements focusing on the Salterhebble and Halifax town centre areas will be delivered during the early stages of the plan period. Other elements of the A629 package will follow later although are still programmed for construction completion within the first five years of the life of the Local Plan. These include works at Ainley Top, in West Vale, in the Kirklees section of the A629. Only the northern section of the A629 from Halifax to the boundary with Bradford district is yet to have as agreed completion date.</u></p>	Update	The revised text is an update to supporting text and included for update purposes. There are no substantive implications for the SA Objectives resulting from the update.
MM60	92	13.16	<p>13.16 Also of key strategic importance are schemes to improve the A646/A6033 and A58/A672 corridors as funded from the Corridor Improvement Programme (CIP). Being the western part of the Borough and as such limited by the hilly nature of the area this programme will not be of the same scale as work on the A629 and A641 but will however, as a smaller undertaking, be delivered to an accelerated timeframe. As such completion is expected early in the plan period.</p> <p><u>13.16 The A641 scheme connects the Spatial Priority Areas of Bradford, Brighouse and Huddersfield and is of strategic significance to the major growth planned in the south-east Calderdale area. The scheme, which is currently at the detailed design stage, is programmed for completion by December 2025 and is being developed by Calderdale Council working collaboratively with Kirklees and Bradford Councils and the West Yorkshire Combined Authority. The three councils have worked collaboratively to develop an integrated package of 41 interventions that will also complement other investments across the area. The scheme will support the delivery of transformational change for communities, the environment and the economy by</u></p>	Update	The revised text is an update to supporting text and included for update purposes. There are no substantive implications for the SA

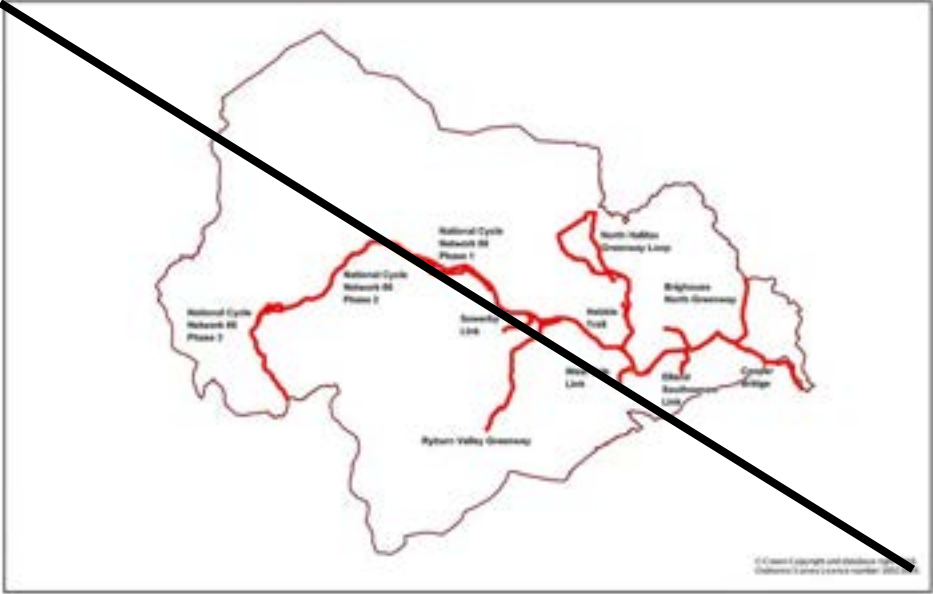
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			<p><u>providing connectivity and equality for all; clean growth and carbon mitigation; and inclusive growth and regeneration. To achieve this a network of improvements will be delivered for people walking, wheeling, and cycling to provide safe and high-quality facilities; improvements for all users at key junctions to improve crossings, safety and operation; enhanced circulation and access around and into Brighouse for all users; bus lanes, bus priority gates and improved bus stop facilities and access to the bus station to facilitate journey times, reliability and user experience; improved gateway and accessibility for all modes to Brighouse rail station; Streets for People / Low Traffic Neighbourhood improvements to local centres through better access and streetscape enhancements to reduce traffic flow and traffic speed; improved public realm including hard and soft landscaping and a net increase in SuDs and trees; and new access arrangements with provision for all modes supporting the proposed garden communities.</u></p> <p><u>13.17 Also of key strategic importance are schemes to improve the A646/A6033 and A58/A672 corridors as funded from the Corridor Improvement Programme (CIP). Being the western part of the Borough and as such limited by the hilly nature of the area this programme will not be of the same scale as work on the A629 and A641 but will however, as a smaller undertaking, be delivered to an accelerated timeframe. As such completion is expected early in the plan period.</u></p>		Objectives resulting from the update.
MM61	92	Para 13.17	<p>The Council is also working with WYCA to deliver walking and cycling related interventions. The Cycle City Ambition Grant (CCAG) 'CityConnect' Programme is delivering improvements to the Rochdale Canal Towpath to provide a multi-modal active travel corridor in the district. Further, the Council is working with WYCA to develop a Cycling and Walking Infrastructure Plan (LCWIP) to identify the key walking and cycling routes of the district that will be the focus of active travel investment in the future.</p> <p><u>13.18 The Council is also working with WYCA to deliver walking and cycling related interventions. The success of the City Connect Programme has provided quality walking and cycling upgrades along the towpaths of the Rochdale Canal and Calderdale & Hebble Navigation forming part of trunk route following the Calder Valley between Todmorden and Brighouse. Future ambitions to extend these routes to the Lancashire and Kirklees boundaries are currently ongoing. Further, the Council is working with WYCA to develop a Cycling and Walking Infrastructure Plans (LCWIP) to identify the key walking and cycling routes of the district that will be the focus of active travel investment in the future.</u></p>	Update	The revised text is an update to supporting text and included for update purposes. There are no substantive implications for the SA Objectives resulting from the update.
MM62	93	Policy IM1	<p>Strategic Transport Interventions</p> <p>The following strategic transport infrastructure interventions are expected to be delivered through the plan period:</p> <ul style="list-style-type: none"> • A629 Corridor (M62 to Halifax, including Halifax town centre); • A641 Corridor / Brighouse Area Schemes; 	Update/clarification	No change to original SA as the modifications

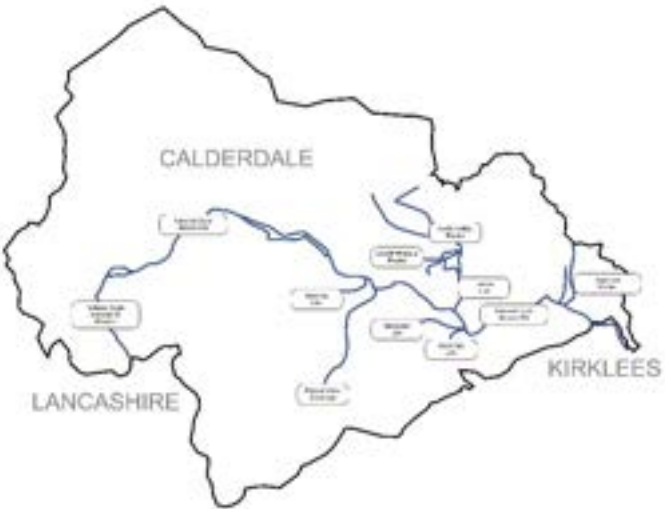
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		<ul style="list-style-type: none"> • <u>Cooper Bridge /A641 Highway Scheme (Kirklees led);</u> • A646/A6033; • A58/A672 Corridor (West of Halifax); • M62 Junctions 20 (Rochdale) to 25 (Brighouse) Smart Motorway; • Calder Valley railway electrification; • Calder Valley railway improvements (track and service infrastructure); • Elland Station; • Elland Access Package; • Halifax Station Gateway; • West Vale and Ainley Top Improvements; • Rochdale Canal Towpath Improvements; • Ryburn Valley Cycleway; • Hebble Trail Extension; • M62 Junction 26 Capacity Improvement; • Urban Traffic Control System Upgrade. • <u>Halifax Bus Station</u> • <u>West Halifax Bus Improvements</u> • <u>North Halifax Walking and Cycling (TCF)</u> • <u>Park Ward Streets for People</u> • <u>Hebden Bridge Rail Station Car Park Extension</u> • <u>Mytholmroyd Rail Station Car Park Extension</u> • <u>Integrated Ticketing Programme</u> • <u>Bradley to Brighouse Cycle Route</u> <p>Potential interventions:</p> <ul style="list-style-type: none"> • A58/A6036 Corridor (East of Halifax); • A629 (Halifax to Bradford Boundary); • Hipperholme Station; • Cooper Bridge / A644 Highway Scheme (Kirklees led) • North Halifax Greenway; • M62 Junction 24a. • High Speed Rail 2; • Northern Powerhouse Rail. • <u>Mass Transit Vision (West Yorkshire Combined Authority)</u> • <u>M62 junction 23 – signalisation of roundabout</u> • <u>M62 junction 24 – additional lane on entry to Ainley Top roundabout from J24</u> 	<p>do not affect the overall meaning of the policy. Other Local Plan policies would ensure any potential negative impacts of strategic transport interventions are mitigated, alongside, where appropriate, an EIA.</p>
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			<p>It is likely that many among the schemes listed above will come forward to delivery across the life of the plan. All are considered priorities by The Council. Favourable consideration will be given to applications that support the delivery of these schemes.</p>		
MM63	95	Map 13.1		Update	<p>The revised Map is an update and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the clarification.</p>

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			 <p>The map shows the geographical boundaries of Calderdale, Lancashire, and Kirklees. Several transport corridors are highlighted in blue, with labels such as 'A629 Corridor' and 'A641 Corridor'. Other labels include 'Huddersfield', 'Bradford', 'Leeds', and 'Sheffield'. The map illustrates the layout of these corridors and the areas where safeguarding measures are implemented.</p>		
MM64	95-96	Policy IM3	<p>Safeguarding Transport Investment</p> <p>Where necessary, land will be safeguarded to ensure the transport schemes can be successfully implemented, in particular:</p> <p>Safeguarding Along the A629 Corridor</p> <p>Planning permission will not be granted for development that would prejudice the construction of the A629 transport scheme(s).</p> <p>Safeguarding Along the A641 Corridor</p> <p>The A641 Corridor between Huddersfield and Bradford is being considered for interventions to improve the highway and transport services through the West Yorkshire Plus Transport Fund. Applicants and decision-takers should be aware of the potential schemes and seek to ensure that proposals take into account the latest published information about the proposed scheme. Where there are uncertainties or concerns about the relationship between a proposed development and the transport corridor scheme, permission is likely to be refused, or conditions placed upon any approval to ensure that the scheme is not prejudiced.</p>	Update	<p>The addition of safeguarding for mass transit strengthens the positive impacts established in SA5 and SA8. New positive impacts can be recorded against SA10 (reduce pollution levels and CO2 emissions).</p>

		<p>Safeguarding in the Corridor Improvement Programme (CIP) Area</p> <p>CIP is designed to bring a series of schemes to the environment of the A646/A6033 and A58/A672 highway corridors as well as in the environs of some of the key settlements along these routes. Planning permission will not be granted for development that would prejudice the construction of the CIP transport scheme(s).</p> <p>Safeguarding the Cooper Bridge / A644 / Bradley Link</p> <p>Whilst this scheme is predominantly in Kirklees District a critical section on the A644 is in Calderdale. Planning permission will not be granted for development that would prejudice the construction of the Cooper Bridge / A644 / Bradley Link transport scheme(s).</p> <p>Safeguarding Rail Development Schemes</p> <p>There are a number of rail related schemes at various stages of development and proximity to Local Plan decision making. These scheme types and their relationship to the necessities of safeguarding within this Policy IM3 are set out in their approximate order of importance and relation to the Local Plan below:</p> <ol style="list-style-type: none"> 1. New Station Development - where an entirely new station is planned for development and the land it and related facilities will occupy is required to be safeguarded; 2. Station Redevelopment - where land relating to the improvement of station facilities (e.g. station buildings, parking, access arrangements, platforms) is required to be safeguarded; 3. Rail Infrastructure Improvements - relating to route improvements. 4. <p>Safeguarding the Elland Access Package Scheme</p> <p>In association with other transport improvements planned for the Elland area a number of walking and cycling specific improvements are in development. Planning permission will not be granted for development that would prejudice the construction of the Elland Access Package scheme.</p> <p>Safeguarding for Urban Traffic Management Control (UTMC) System Upgrades</p> <p>Whilst improvements to UTMC are often on highway land controlled by the Council there are some instances where the necessities of upgrading this system require use of private land. Therefore, as the UTMC upgrade plan emerges applicants and decision-takers should be aware of the potential schemes and seek to</p>		
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		<p>ensure that proposals take into account the latest published information about the proposed scheme. Where there are uncertainties or concerns about the relationship between a proposed development and the transport corridor scheme, permission is likely to be refused, or conditions placed upon any approval to ensure that the scheme is not prejudiced.</p> <p>Safeguarding the Local Cycling and Walking Infrastructure Plan (LCWIP)</p> <p>Calderdale Council is in the process of developing the LCWIP to identify the walking and cycling infrastructure development priorities for the Borough. Applicants and decision-takers should be aware of the potential schemes and seek to ensure that proposals take into account the latest published information about the proposed scheme. Where there are uncertainties or concerns about the relationship between a proposed development and the transport corridor scheme, permission is likely to be refused, or conditions placed upon any approval to ensure that the delivery of any identified scheme is not prejudiced. (Note that the priorities to emerge from this process are a separate safeguarding requirement of the Local Plan from the NPPF defined direction for the protection and enhancement of Rights of Way).</p> <p>Safeguarding Disused Railway Lines</p> <p>Development on the sites of former railway lines, shown on the Policies Map will not be supported if it would:</p> <ul style="list-style-type: none"> Prejudice the creation of appropriate rights of way; Prejudice the ability to keep the integrity of a linear route, including potential reinstatement of a railway line; Harm the functioning of the land as a part of a biodiversity network or linear open space. <p><u>Safeguarding for Mass Transit</u></p> <p><u>Calderdale Council is working in partnership with West Yorkshire Combined Authority on the development of a new mass transit system to serve the region. Mass Transit includes solutions such as trams, tram/train, very light rail vehicles and bus rapid transit vehicles. The technology in this market is constantly evolving, essentially providing a public transport option with capacity greater than buses, but less than heavy rail.</u></p> <p><u>In the coming years the routes and phasing of this network will be established and the need for routes to be protected will emerge. Calderdale is likely to be in the later phasing of that network and as such it will be important to ensure that both route protection and the need to avoid planning blight are carefully balanced</u></p>		
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			<i>in the development of an appropriate route protection strategy. The Combined Authority is currently undertaking engagement on the WY Mass Transit vision 2040, which sets out the ambition for the region, and those key places to connect by Mass Transit within Calderdale.</i>		
MM65	97	13.27	<p>Local Transport Interventions</p> <p>13.27 The Council are <i>is</i> keen to see the expansion of technologies which reduce emissions of carbon dioxide. The expansion of charging points for electric cars is seen as a key way to supporting the growth and use of electric cars within the Borough. The Council will therefore encourage and support applications which incorporate electric charging points.</p>	Clarification / update	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the clarification.
MM66	98	Policy IM4	<p>Sustainable Travel</p> <p>Decision makers will aim to reduce travel demand, traffic growth and congestion through the promotion of sustainable development and travel modes. This will be achieved by a range of mechanisms that mitigate the impacts of car use and promote <i>encourage</i> the use of other forms of transport with lower environmental impacts. These mechanisms will include;</p> <p><u><i>The requirement to include mechanisms to promote sustainable travel in development proposals will depend on the scale, type and form of development proposed and will be assessed on a case-by-case basis.</i></u></p> <p><u><i>Mechanisms could include:</i></u></p> <ul style="list-style-type: none"> • Effective management of the existing road, rail and waterways network to address congestion; • The rolling out of 20mph Zones across the borough; • Road space will be re-allocated Reallocation of road space to support movement by travel modes other than the private car; • Managing demand through the implementation of the Council's parking and transport strategy; • Managing demand so as to reduce the need to travel through, for example, measures to encourage home working; 	Clarification	There are no substantive implications for the SA Objectives resulting from the proposed modification to the policy. The inclusion of the word 'require' would strengthen the already

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			<ul style="list-style-type: none"> • Enhancement and expansion of the footpath, bridleways and cycle networks within Calderdale and the continued creation of links with neighbouring authorities; • Measures to encourage and facilitate cycle usage such as provision of adequate space in homes and garages for cycle storage and provision of facilities at employment sites for secure cycle storage, showers and locker space; • Improved access and facilities for rail users including enhanced public transport interchange and parking provision at stations; • Improved access and facilities for bus users including the provision of new bus stops, shelters and real time information; • Encourage development within 400 metres of the Core Bus Network or within 750 metres of railway stations; • Electric car charging points should be provided and actively pursued in all new major developments; • New homes should have provision of electric vehicle charging points provided at their parking spaces; • <u>Provision of Electric Vehicle Charging Points in line with Part S of the Building Regulations and any subsequent updates.</u> <ul style="list-style-type: none"> • Provision of park and ride facilities will be appropriate where this supports the use of public transport and/or reduces congestion; • Provision of car club facilities; • All new developments which are likely to generate significant levels of traffic generation will be required to provide a Travel Plan highlighting how they will minimise use of the private car. <p>Applications which demonstrate a commitment to the principle of sustainable travel and implement the specific types of intervention set out in this policy will be viewed favourably. Applications relating to the Garden Suburbs and those that require the development of a master plan will be expected to demonstrate this commitment.</p>		positive impacts of the policy on the SA Objectives as set out in SA of the Local Plan Publication Draft (2018), but would not alter any of the uncertain impacts.
MM67	100	Policy IM5	<p>Ensuring Development Supports Sustainable Travel</p> <p>All new development should have regard to the following:</p> <p><u>All new development will be required to comply with the following:</u></p> <p>Public Transport Accessibility</p>	Clarification	There are no substantive implications for the SA Objectives resulting from

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			<p>Proposals should be located within the urban areas or associated with a village inset in the Green Belt. They should also <u>will</u> take account of the public transport network and ideally be:</p> <p>located where public transport services gives at least a 30 minute direct day time service to Halifax and/or Brighouse town centres or higher order centres outside Calderdale (such as Bradford, Huddersfield, Rochdale, Burnley, Dewsbury or Leeds) which is accessed from a bus stop within 400m walking distance or a railway station that is up to 750m walking distance away;</p> <p>provide scope and scale of development which would support new public transport services to directly link the development to Halifax and/or Brighouse or equivalent higher order settlement outside of Calderdale.</p> <p>Mobility and Accessibility</p> <p>Proposals should provide adequate means for those with disabilities and mobility impairments to access all modes of transport as noted in the National Planning Policy Framework (NPPF). This would include access provision into and within the built form as well as in the provision of highway facilities, in particular pavements, to a quality acceptable for all users.</p> <p>Car Parking</p> <p>New development should manage the travel demand generated through the appropriate application of parking provision not in excess of that demonstrated to meet the anticipated needs of the development. The Council's Parking Standards contained in Annex 1 are provided as guidance to developers in considering the level of parking to seek. In addition:</p> <p>In determining the appropriate level of parking for any given development, consideration will be given to the accessibility of the site, the type, mix and use of development, opportunities to use alternative modes of transport and relevant parking or traffic management strategies.</p> <p>Parking for those with physical disabilities will be for 1 disabled space per 10 spaces provided and this shall be in addition to the maximum allowances indicated in Annex 1.</p> <p>Cycle Parking</p> <p>New development should provide adequate cycle parking to a quantity as specified in the Council's Parking Standards contained in Annex 1.</p>		<p>the proposed modification to the policy. The proposed modifications would strengthen the already positive impacts of the policy on the SA Objectives as set out in SA of the Local Plan Publication Draft (2018), but would not alter any of the uncertain impacts.</p>
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			<p>Hierarchy of Road Users</p> <p>All development proposals should <u>will</u> take account of the hierarchy of road users and consider how the proposed development will support modal choice and facilitate reductions in carbon emissions. <u>The hierarchy of road users is:</u></p> <ol style="list-style-type: none"> I. Pedestrians, people with disabilities and emergency services II. Cyclists and Horse Riders III. Public transport passengers including taxis and private hire IV. Motorcyclists V. Freight movements including deliveries to local areas VI. Private Cars <p>Transport Assessments</p> <p>Travel Plans, Transport Assessments and Transport Statements are expected for all developments that generate significant amounts of movement. These should address the requirements of the NPPF and the advice of the national Planning Practice Guidance (nPPG) or the latest policy statements and requirements set at the national level, or as established by local guidance.</p> <p><u>Development that is likely to generate a significant amount of movement will require the submission of a Transport Statement or a Transport Assessment, and a Travel Plan, depending on the scale of development and its location. These should address the requirements of the NPPF and the advice of the national Planning Practice Guidance (nPPG) or the latest policy statements and requirements set at a national level, or as established by local guidance. Consultations with the Council’s Highways Department will ensure that applicants are aware of the specific information required.</u></p>		
MM68	102	Policy IM6	<p>Telecommunications and Broadband</p> <p>Proposals for telecommunications development will be permitted where it can be demonstrated that: <u>The Policy does not establish any quantum or spatial distribution of telecommunications development across the Borough. Any telecommunications development proposals coming forward will be appropriately assessed and consider the following matters:</u></p> <ol style="list-style-type: none"> i. The siting and design of the equipment will not cause unacceptable harm to the character or appearance of the area <u>(including considerations relating to the South Penning Moors SPA and SAC)</u> 	Clarification	The proposed modification to the policy results in an updated impact on SA16 ‘To Achieve

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			<p>or building on which it is located and will not have an unacceptable effect on the amenity of adjoining residential areas;</p> <ul style="list-style-type: none"> ii. The special character and appearance of all heritage assets are preserved or enhanced; iii. The quality or special interest of any environmentally sensitive areas <i>(including considerations relating to the South Penning Moors SPA and SAC)</i> are not detrimentally or adversely affected; iv. It can be demonstrated that the equipment will meet the International Commission on Non-ionising Radiation Protection (ICNIRP) guidelines on the limitation of exposure of the general public to electromagnetic fields; v. It has been demonstrated that mast or site sharing is not feasible and that the equipment cannot be sited on an existing building or other appropriate structure that would provide a preferable environmental solution; and vi. Consideration has been given to the future demands of network development, including that of other operators. <p>Additionally: All new housing and employment development should consider how the benefits of high speed broadband can be provided for future occupiers. Larger sites should facilitate provision of broadband, and plan for this as part of the strategic master plan for the site.</p> <p><u>All new development will facilitate the provision of high speed broadband where feasible.</u></p>		<p>Business Success, Sustainable Economic Growth, and Continued Investment’ to record a positive impact. This is because the requirement for provision of high-speed broadband will enable business growth and retention.</p> <p>No other change to the SA of the Local Plan 2017 against this policy.</p>
MM69	102	Para 13.45	<p>It is important to ensure that developments are well laid out and designed to be future-proof, in order to enable upgrades and expansions to the networks without negative impacts such as road works, or the expense associated with retrofitting. <u>Developers will need to liaise with service providers to ensure the provision of infrastructure to support high speed broadband.</u></p>	Clarification	<p>The revised text is an update to supporting text and included for clarification purposes. There are no substantive</p>

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					implications for the SA Objectives resulting from the clarification.
MM70	103	13.48-13.49	<p>13.48 The Local Plan identifies a number of key sites and locations which are essential to the delivery of the strategy. These include the identified Garden Suburbs at Brighthouse and Rastrick and larger development sites which could accommodate in excess of 500 dwellings.</p> <p>13.49 The Local Plan seeks quality designs <u>expects high quality design</u> for all types of development which help to maintain and <u>in order to respect and</u> enhance the character of the local areas. and Master planning is a useful tool to assist in achieving this objective on larger and more complex sites. Master planning ensures that new development is properly integrated with existing settlements, with the focus on sustainable mixed communities. A comprehensive master planning process also ensures that new development is planned in a co-ordinated manner.</p>	Update / Clarification	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the clarification.
MM71	103	13.49a	<p>New Para <u>Where larger sites are in multiple ownership, masterplanning should inform the processes of collaboration and equalisation between landowners by resolving the extent and location of development, infrastructure, and open space; and also, the phasing of the site.</u></p>	Update / Clarification	
MM72	103	13.50a	<p>New Para <u>The Government’s Garden Communities Toolkit provides detailed advice on masterplanning and design for schemes of varying scales. The advice sets out guidance in terms of preparation, typical stages of the process and ways in which a masterplan can be tested.</u></p> <p>footnote <u>Garden Communities Toolkit (27th September 2019)</u></p>	Update / Clarification	
MM73	103	13.51	<p>The Council expects developers of strategic sites to follow the principles associated with master planning, but the principles can also help inform all development.</p> <p><u>The council will require a masterplan to be submitted in the following circumstances:</u></p> <ul style="list-style-type: none"> • <u>Areas of Significant Change – where a structured and integrated framework for urban growth is required such as the Garden Suburbs; where a strategy is required for the regeneration of an area; or where cohesive and comprehensive delivery is required involving multiple landowners or developers.</u> • <u>Highly Sensitive Areas - where important built and natural environmental assets need to be protected, where there are complex issues such as differing objectives between developers or landowners or where there are significant ecological and green network considerations.</u> <p><u>Cumulative effect - where the cumulative effect of multiple developments may be significant.</u></p>	Update / Clarification	

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MM74	103	13.51a	<p>New Para <u>The various criteria listed in the policy will not apply to all developments requiring masterplanning. The requirements will depend on the scale, type and form of development proposed and will be assessed on a case-by-case basis.</u></p>	Update / Clarification	
MM75	103	Policy IM7	<p><u>Policy IM7 – Masterplanning</u> Masterplanning is required for all strategic housing sites with a capacity for 500 or more dwellings <u>the Garden Suburbs and Mixed-use allocations.</u> In relation to allocated housing sites below this threshold, the Council will expect the Design and Access Statement to include evidence that the criteria set out under the bullet points in this policy have been taken into account in preparing the application. <u>Where specified in Appendix 1, a masterplan will also be required on other housing and employment allocations.</u> <u>Where Appendix 1 does not indicate a requirement for a masterplan, the Council will expect the Design and Access Statement to include evidence that the criteria set out under the bullet points in this policy have been considered in preparing the application where applicable.</u> <u>For non-allocated sites that may come forward during the plan period, a requirement for the site to be masterplanned will be assessed on a case-by-case basis.</u> The production <u>preparation</u> of masterplans for strategic housing sites should involve the all relevant stakeholders, including the Council, infrastructure providers, landowners, developers, the local community, service providers and other interested parties. Masterplans should <u>cover the whole of the allocation and</u> be developed in consultation with <u>and endorsed by</u> the Council prior to the submission <u>approval</u> of a planning application <u>for any part of the site.</u> <u>In relation to the Garden Suburbs, it is essential that development is brought forward in a high quality, comprehensive, phased, and co-ordinated manner. Collaboration and equalisation will need to be informed by a shared design vision that has been prepared transparently. The Council will therefore commission masterplans for the Garden Suburb allocations. The approved masterplans will be adopted through a Supplementary Planning Document.</u> Masterplans should <u>are expected to</u> achieve the following (<u>proportionate to</u> dependent on the scale, type and form of development):</p> <ul style="list-style-type: none"> • <u>demonstrate how the proposal adheres to the principles set out in the National Design Guide and any local design guides or design codes;</u> • an indicative development layout, and phasing and implementation plan; • high standards of quality, inclusive design that respects the character of the landscape, heritage, adjacent and nearby settlements and built development, reflecting the urban to rural <u>countryside</u> transition with appropriate boundary treatment <u>through sensitive design;</u> 	Update / Clarification	<p>The proposed modification to the policy results in an updated on SA17 ‘Enhance the Viability and Vitality of the Town ‘Centres , as the addition of mixed-use sites to the Masterplanning policy is likely to bring the benefits of master planned sites to more town centres, therefore enhancing viability and vitality.</p> <p>No other change to the SA of the Local Plan Publication Draft (2018)</p>

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			<ul style="list-style-type: none"> • make effective use of the site through the application of appropriate densities in terms of considering the character of the site (and its individual phases), including topography and environmental constraints and the character of the surrounding area. Consideration will be given to scale, height and massing, and its the relationship to adjoining buildings and landscape <u>local services and transport infrastructure</u>; • create a strong sense of place, ensuring the proposed development makes a positive contribution to local character and distinctiveness; • plan for integrated development, providing for a mix of housing that addresses the range of local housing needs, and encourages community cohesion; • reduce the need for car use and encourage sustainable modes of travel, including provision for public transport, cycle routes, footpaths and bridleways, including the roll-out of 20mph zones across the Borough; • a network of permeable and interconnected streets and public spaces which also contributes to the security of the site through careful design; • measures to mitigate the traffic impacts of the proposed development on the strategic and local road networks; • An assessment of the impact of the development on existing and planned infrastructure, and identification of new infrastructure requirements resulting from the development. • Measures to ensure timely delivery of new and improved infrastructure. • Appropriate employment provision and community facilities <u>and services</u> to serve the new development (including local shops, community halls, schools and health facilities); • accessible open space to meet identified local needs and/or increase accessibility to existing open spaces; • a <u>blue/green</u> infrastructure strategy, providing an integrated network of green spaces and space for water and associated habitat and biodiversity; • facilitate opportunities for local/community led food production either through the provision of dedicated spaces such as allotments, growing space within dwelling curtilages <u>gardens</u> or food based communal landscaping; 		<p>against this policy.</p>
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APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

			<ul style="list-style-type: none"> • appropriate measures to mitigate flood risk and ensure that the development is resilient to the potential impacts of climate change; • assessment of the potential for energy efficient design including renewable energy schemes; and • demonstration of a good understanding and respect for the natural environment, its heritage assets, and their setting both within the site and in the wider locality, whether designated or not, and. <u>Masterplans should</u> include details of how the natural environment and heritage assets will be conserved and enhanced. <p>A management plan should <u>will</u> be produced as part of the masterplanning process to demonstrate how <u>Open Space</u>, infrastructure and community assets will be maintained and managed following completion of development.</p> <p>In relation to the two Garden suburb sites identified in the Local Plan, the Council will expect master plans to demonstrate how the design will achieve enhanced public access to high quality open space.</p> <p>The Council will expect subsequent planning and reserved matters applications affecting smaller parcels of land within strategic sites to accord with the principles established through the masterplanning. <u>In relation to the Garden Suburbs, individual phases will be expected to accord with the approved masterplan Supplementary Planning Document.</u></p> <p>In cases where the balance of consideration indicates that the relevant criteria have not been satisfactorily addressed, the application will be refused.</p>		
MM76	107	13.62	<p><u>Developer Contributions</u></p> <p><i><u>It is important that new infrastructure is delivered in a timely manner throughout Calderdale so that development does not impose an unacceptable burden on existing facilities. In order to ensure timely delivery of infrastructure it is also important that there is certainty around the mechanisms by which it will be funded. More specifically, within the Brighouse Local Plan Area particular transport and education infrastructure schemes have been identified that must be delivered at the appropriate point in the Plan period to mitigate the impacts of development. These infrastructure schemes include two number two form of entry primary schools; additional secondary school places; and transport interventions comprising elements of the A641 Corridor Improvement Programme. Based on the assumption at the time of writing that there will be a DfE funded secondary school in south east Calderdale the developer contributions will be approximately £35.24 million. The Local Plan evidence base has estimated that development contributions towards the above infrastructure will be approximately £50.7m. These costs will be divided amongst the developments on allocated and windfall sites within the Brighouse Local Plan Area during the life of the Plan (note: the A641 critical interventions will be divided amongst the two Garden Suburbs whereas the developer contributions</u></i></p>	Clarification	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the clarification.

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			<p><i>for the education requirements will be divided amongst all housing developments including allocated and windfall sites).</i></p> <p><i>The mechanism for delivering these contributions will be through planning obligations, secured through legal agreements at the stage of individual planning applications.</i></p> <p><i>The following policy will therefore apply:</i></p>		
MM77	107	Policy IM10	<p><u>Developer Contributions</u></p> <p><i>Applications will be permitted where mechanisms are in place to ensure that the impact of the development on infrastructure can be satisfactorily mitigated. In applying this policy regard will be had to the Council's Infrastructure Delivery Plan and any current Supplementary Planning Documents.</i></p>	Clarification	New SA report produced for Policy IM10 with a majority of positive impacts. See Appendix 4C.
MM78	109	14.11-14.13	<p>14.11 Areas which are predominantly in B-type <u>employment</u> use currently are designated as Primary Employment Areas and are indicated on the Policies Map. The purpose of the designation is to protect existing premises and land from loss due to conversion or redevelopment for other <u>non-employment</u> uses. <i>It is recognised however, that employment complementary uses support the success of Primary Employment Areas in attracting and retaining businesses and employees, by providing small scale ancillary services such as cafés, day nurseries and gyms.</i></p> <p>14.13 New employment sites which are allocated in the Plan, will assume the designation of Primary Employment Area once development is commenced.</p>	Update	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the update.
MM79	109	Policy EE1	<p>1. Land and premises within designated Primary Employment Areas</p> <p>i) Proposals to develop or redevelop land/premises for Employment uses <u>or Employment complementary uses</u> within the Primary Employment Areas will be supported providing the following criteria are met:</p> <p>a. There is no unacceptable impact on the operation of established employment uses in the area, and</p> <p>b. There is no unacceptable impact on local amenity</p> <p><i>c. <u>The employment complementary use provides a small scale ancillary service to meet the day to day needs of local employees, and is consistent with other Plan policies.</u></i></p>	Correction	There is no substantive change to the SA as a result of the proposed modification to this policy. The changes to the

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		<p>ii) Development proposals resulting in the loss of employment land or premises <u>currently in use (or last used for) B2, B8 or E(q) uses</u>, through change of use or redevelopment on sites within the Primary Employment Areas defined in the Policies Map will not be permitted unless it can be demonstrated that:</p> <p><u>a. the proposed use is a complementary employment use, and will provide a small scale ancillary service to meet the day to day needs of local employees, and is consistent with other Plan policies, or</u></p> <p>a<u>b.</u> the site or premises are no longer capable of employment use, or</p> <p>b<u>c.</u> there is no demand to use the premises for employment use, supported by evidence of extensive marketing, over a reasonable length of time, at a realistic purchase/lease cost or</p> <p>c<u>d.</u> the site has been identified for release in the most up to date Employment Land Review, and</p> <p>d<u>e.</u> the proposed use is compatible with neighbouring uses and, where applicable, would not prejudice the continued use of neighbouring land for employment.</p> <p>iii) Sites which are allocated for New Employment will adopt the designation of Primary Employment area once development is commenced.</p> <p>2. Land and premises outside designated Primary Employment Areas or employment allocations</p> <p>Development proposals resulting in the loss of existing employment land or premises <u>currently in use (or last used for) B2, B8 or E(q) uses</u>, through change of use or redevelopment, which is outside the Primary Employment Areas will be not be permitted unless it can be demonstrated that;</p> <p>a. the site or premises are no longer capable of employment use, or</p> <p>b. there is no demand to use the premises for employment use, supported by evidence of extensive marketing, over a reasonable length of time at a realistic purchase/lease cost, <u>or</u></p> <p><u>c. the proposed use is a complementary employment use, and will provide a small scale ancillary service to meet the day to day needs of local employees, and is consistent with other Plan policies.</u></p>		<p>policy wording strengthen the already positive impacts established in the SA of the Local Plan 2017, however there is no update to any other SA Objectives as a result of the proposed change</p>
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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
MM80	113	Para 15.6	<p>To help ensure that our future communities are the most sustainable that they can be, and to assist with proposed new housing and employment developments in the plan, the following Retail Hierarchy has been defined for Calderdale in order to focus retailing activity into appropriate locations. The extent of these centres is defined in the Local Plan Policies Map.</p> <ul style="list-style-type: none"> Strategic Town Centre - Halifax will be the focus for proposals and investment in major comparison retailing as well as other main town centre uses including commercial, leisure, entertainment, food 	Clarification	The revised text is an update to supporting text and included for clarification purposes. There

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			<p>and drink, offices, hotels, recreation and art and culture. <u>A Supplementary Planning Document for Halifax Town Centre will be produced which will set out a positive and pro-active framework for the development and regeneration of the centre. This will support independent businesses and ensure Halifax can both evolve and attract new investment and create a platform for economic, social and environmental recovery.</u></p> <ul style="list-style-type: none"> • Town Centres - The Town Centres serve as important service centres in the Borough, providing a range of facilities and services for their own extensive urban and rural catchment areas including: retail, services, office employment, leisure, tourism and cultural facilities. They will be the secondary focus in the Borough for new developments and renovations/improvements to existing facilities. • District Centres - District Centres provide appropriate convenience (food and grocery) facilities to enable a weekly shop, supported by a range of other shops, services, leisure and cultural facilities serving their local communities or rural catchments. • Local Centres - Local Centres generally provide a range of small shops and services to meet local day-to-day needs, including typically a small convenience (food and grocery) facility; <p>Neighbourhood Centres – Neighbourhood Centres generally provide facilities to meet basic, essential needs only, to a predominantly walk in catchment, and may comprise only a very small number of units in a single parade.</p>		are no substantive implications for the SA Objectives resulting from the clarification.								
MM81	113-114	Policy RT1	<p>Calderdale Retail Hierarchy and Town Centre Uses The vitality and viability of the Borough's retail centres will be maintained and enhanced by directing retail, leisure and other main town uses (as defined in the NPPF) towards <u>in</u> the centres in line with the network and hierarchy identified below:</p> <p style="text-align: center;">Table 15.1 Calderdale Retail Hierarchy</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Centre Tier</th> <th>Centre</th> </tr> </thead> <tbody> <tr> <td>Strategic Town Centre</td> <td>Halifax</td> </tr> <tr> <td>Town Centres</td> <td>Brighouse; Elland; Hebden Bridge; Sowerby Bridge; Todmorden</td> </tr> <tr> <td>District Centres</td> <td>Hipperholme; King Cross; Mytholmroyd; Queen's Road; Ripponden; West Vale</td> </tr> </tbody> </table>	Centre Tier	Centre	Strategic Town Centre	Halifax	Town Centres	Brighouse; Elland; Hebden Bridge; Sowerby Bridge; Todmorden	District Centres	Hipperholme; King Cross; Mytholmroyd; Queen's Road; Ripponden; West Vale	Update	The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in the SA of the Local Plan 2017. The removal of the Neighbourhood Centre from the
Centre Tier	Centre												
Strategic Town Centre	Halifax												
Town Centres	Brighouse; Elland; Hebden Bridge; Sowerby Bridge; Todmorden												
District Centres	Hipperholme; King Cross; Mytholmroyd; Queen's Road; Ripponden; West Vale												

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		<table border="1" data-bbox="555 193 1442 427"> <tr> <td data-bbox="555 193 815 325">Local Centres</td> <td data-bbox="815 193 1442 325">Bailiff Bridge; Boothtown (& Akroydon); Luddenden Foot; Northowram; Ovenden Cross; Rastrick; <u>Queen's Road South</u>; Shelf; Skircoat Green; Walsden (<u>& Bottoms</u>)</td> </tr> <tr> <td data-bbox="555 325 815 427">Neighbourhood Centres</td> <td data-bbox="815 325 1442 427">Highroad Well; Holywell Green; Hove Edge; Illingworth; Lee Mount; Mixenden; Ovenden North; Siddal; Southowram; Sowerby; Stainland</td> </tr> </table> <p data-bbox="521 464 1702 655">Planning permission <u>for any development</u> will only be granted for development which is <u>if</u> appropriate to the role and function of each centre. Loss of a service or facility that would undermine the role of a centre in accordance with the retail hierarchy will be resisted. <u>Proposals for new development within or adjacent to the Strategic Town Centre should have regard to the Halifax Town Centre Supplementary Document.</u> Non-retail uses in centres will be managed through the <u>Policy RT2 Primary Shopping Areas and Shopping Frontages policy</u> and as set out in the Local Plan Policies Map.</p> <p data-bbox="521 692 1675 852">New neighbourhood facilities and centres will be considered where they will improve access to services without impacting significantly on other nearby centres. There is particularly poor/under provision of local/neighbourhood centres in some of the populated parts of Halifax and Brighouse, namely Illingworth, Mixenden, Highroad Well and Rastrick. Should opportunities arise to improve local retail and service provision in these areas they will be particularly well supported in line with current deficiencies.</p> <p data-bbox="521 888 851 914">Out-of-centre retail locations</p> <p data-bbox="521 951 1675 1011">A number of other existing retail locations outside of the defined centres are located around the Borough, including:</p> <ul data-bbox="539 1019 1659 1214" style="list-style-type: none"> • Retail warehouse locations: Halifax Retail Park, Greenmount Retail Park and Crossley Retail Park on Pellon Lane (Halifax); Bailiff <u>Bailiff</u> Bridge Retail Development, Bradford Road (Brighouse); • Out of town supermarkets/superstores: ASDA, Thrum Hall Lane (Halifax); Morrisons, Keighley Road (Halifax); and LIDL, Carr House Road (Shelf) • Local retailing and service provision: see Policy RT4 - Local Retailing and Service Provision Outside of Centres <p data-bbox="521 1219 1697 1345"><u>In order to recognise town centres as the heart of their communities</u> There is a presumption against further retail uses for town centre development outside of existing centres <u>will be resisted, unless the proposal is for small scale stand alone retail or service provision where Policy RT4 applies, or</u> unless it can be demonstrated that all relevant tests outlined in current Government Guidance can be satisfied. Any proposed new</p>	Local Centres	Bailiff Bridge; Boothtown (& Akroydon); Luddenden Foot; Northowram; Ovenden Cross; Rastrick ; <u>Queen's Road South</u> ; Shelf; Skircoat Green; Walsden (<u>& Bottoms</u>)	Neighbourhood Centres	Highroad Well; Holywell Green; Hove Edge; Illingworth; Lee Mount; Mixenden; Ovenden North; Siddal; Southowram; Sowerby; Stainland		<p data-bbox="1917 197 2119 587">Hierarchy could impact on accessibility for some; however, these locations are provided for through RT4 which is identified in the modified policy wording.</p>
Local Centres	Bailiff Bridge; Boothtown (& Akroydon); Luddenden Foot; Northowram; Ovenden Cross; Rastrick ; <u>Queen's Road South</u> ; Shelf; Skircoat Green; Walsden (<u>& Bottoms</u>)							
Neighbourhood Centres	Highroad Well; Holywell Green; Hove Edge; Illingworth; Lee Mount; Mixenden; Ovenden North; Siddal; Southowram; Sowerby; Stainland							

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			development or expansion, or new out-of-centre retail locations, will be subject to the Sequential Test and Impact Assessment procedures as set out in the following policies.		
MM82	114	Map 15.1	<p>Map 15.1 Calderdale Retail Hierarchy</p> <p>Legend:</p> <ul style="list-style-type: none"> Calderdale Boundary Railway Line Main Road Urban Area 1 Strategic Town Centre 2 Town Centre 3 District Centres 4 Local Centres 5 Neighbourhood Centres <p>Map labels: HALIFAX, TODMORDEN, HERDREN BRIDGE, SOWERBY BRIDGE, BRIGHOUSE, ELLAND.</p> <p>© Crown Copyright and Database right 2018. Ordnance Survey (data no. 100019094)</p>		

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MM83	114/1 15	Para 15.8 - 15.10	<p>The NPPF suggests that in drawing up development plans, local authorities should, in addition to defining the extent of town centres (as set out in the Retail Hierarchy above), define primary shopping areas, and primary and secondary frontages within designated centres, and set policies that make clear which uses will be permitted in such locations.</p> <p>The NPPF indicates that these four <u>two</u> separate designations within town centres have different policy objectives, as follows:</p> <ul style="list-style-type: none"> • Town centre boundaries – <i>Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to</i> 	Update	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for

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			<p><i>the primary shopping area. The boundary ensures the continued</i> vitality and viability protection <i>of the centre</i> and application of the sequential approach;</p> <ul style="list-style-type: none"> • Primary shopping area – application of the sequential approach and are areas generally comprising <i>areas where retail development is concentrated</i>, the primary frontages and those secondary frontages which are adjoining and closely related to the primary shopping frontage; • Primary shopping frontages – maintaining the predominance of Class A1 retail use and are likely to include a high proportion of retail uses which may include food and drink, clothing and household goods; and • Secondary shopping frontages – maintaining the mix of retail/non-retail uses with opportunities for a diversity of uses such as restaurants, cinemas and businesses <p>The aim of defining these areas and frontages is to support and maintain a healthy mix of uses whilst enhancing the vitality and viability of these centres. Town Centre boundaries, <i>and</i> Primary Shopping Areas and primary and secondary shopping frontages are all identified on the Local Plan Policies <i>Map</i>.</p> <p><i>High quality town centre frontages have a positive impact on the town centre experience, and help to attract both people and businesses. Protecting and enhancing historic shop frontages and the character of town centres, and seeking high quality design and active ground floor uses will contribute to the viability and vitality of the Borough's town centres.</i></p>		the SA Objectives resulting from the clarification.
MM84	115-116	Policy RT2	<p>Policy RT2 Primary Shopping Areas and Shopping Frontages</p> <p>Primary Shopping Areas, Primary Shopping Frontages and Secondary Shopping Frontages have been defined within Halifax and the other Town Centres to safeguard <i>identify</i> these core retail centres <i>areas where retail development is concentrated</i> which will be the focus for main town centres uses.</p> <p>The Primary Shopping Area is the retail core where retail uses and other main town centre uses will be the focus. For Halifax and the other Town Centres an individually defined area has been derived, whilst for District Centres and Local Centres this is the full extent of the defined centre boundary. Retail and other Main town centre use proposals in Primary Shopping Areas will be permitted where:</p> <ol style="list-style-type: none"> an active ground floor use is maintained or provided; and a positive contribution is made to the vitality, viability and diversity of the Primary Shopping Area and town centre; and retail floorspace is not lost which would be harmful to the shopping function of the centre. 	Update	The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in the SA of the Local Plan 2017. The removal of the distinction between Primary and Secondary Frontages does

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		<p>Primary Shopping Frontages are frontages within the Primary Shopping Areas as defined for Halifax and the other Town Centres. These frontages contain and be the focus for further retail uses. In order to retain the viability and vitality of the retail core, proposals in the Primary Shopping Frontages at street level should contain retail uses. To ensure that retail remains the predominant use, proposals will be permitted where the proposal is for Class A1 use. Other main town centre uses may be acceptable within the Primary Shopping Frontage where the proposal would:</p> <ul style="list-style-type: none"> i. not harm the predominant retail character of the shopping frontage; ii. generate significant pedestrian visits during shopping hours; iii. complement the existing shopping function and neighbouring uses within the town centre; iv. not create an over-concentration of similar uses other than A1 Classes creating a significant break in the shopping frontage; and v. retain and repair historic shop fronts or, where there are none, improve shop front design. <p>Secondary Frontages are frontages within and adjacent to the Primary Shopping Areas as defined for Halifax and the other Town Centres. These frontages consist of retail as well as a mix of other 'main town centre uses'. In order to retain the viability and vitality of the retail core, proposals in the Secondary Shopping Frontages at street level should continue retail uses and include other main town centre uses. Proposals within the secondary frontages will be permitted where:</p> <ul style="list-style-type: none"> i. the proposal is for a retail use (A1), a professional and financial services use (A2), or a café and restaurant(A3); ii. the proposal is for a drinking establishment (A4) or hot food takeaway (A5) provided the development, iii. either alone or cumulatively with other A4 and A5 uses in the frontage, does not have an adverse impact iv. on local amenity, including as a result of fumes, noise, hours of operation or the visual impact of ducting; or v. the proposal is for a leisure or community use which accords with RT6. <p>And</p> <ul style="list-style-type: none"> i. complement the retail function of the centre and not harm its vitality, viability or diversity; ii. proposals to either retain, enhance or replace shop fronts to improve design and layout and attractiveness of the centre; iii. provides an active frontage at ground floor level; 		<p>not affect any of the recorded impacts on the SA of The Local Plan 2017 against this Policy.</p>
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			<p>iv. the proposal would not lead to a dominance of non-retail uses in a particular frontage or fragment frontages;</p> <p>v. complement neighbouring uses;</p> <p>vi. provide a diversity of uses within the Secondary Shopping Frontage; and</p> <p>vii. generate a reasonable level of footfall and be of general public interest or service.</p> <p>Outside of the Primary Shopping Areas, but within defined centres, all main town centre use proposals will be considered acceptable in principle.</p> <p><u>Town Centre Frontages</u></p> <p><u>In order to retain the viability and vitality of the Borough’s centres, proposals requiring Planning Permission for street level frontage alterations will be permitted where:</u></p> <p>i. <u>the character of the centre is not harmed, and the proposal would complement the neighbouring uses within the centre;</u></p> <p>ii. <u>an active frontage is provided at ground floor level to improve design and layout and attractiveness of the centre; and</u></p> <p>iii. <u>proposals will retain and repair historic frontages or, where there are none, improve frontage design.</u></p>		
MM85	116	Title	Sequential Test and Retail Impact Assessments	Clarification	
MM86	116-117	Para 15.12-15.15	<p>15.12 The NPPF allows local authorities to set local thresholds for retail impact assessments, and these are set out in the policy below. Each centre in Calderdale will have different sensitivities to new development, therefore this plan proposes local thresholds are set using the Retail Study 2016 where the key consideration is the quantitative assessment of retail needs and the need for new convenience and comparison floorspace within each of the defined centres.</p> <p>15.14 The analysis for the defined centre’s sales density and health check assessment has been weighted equally. The Retail Study 2016 has considered the size of the town and district centres and depending on the analysis, each town centre has been given a locally set retail impact threshold of between 1,000 sq. m gross and 1,750 sq. m gross. Each district centre has been given a locally set retail impact threshold of between 250 sq. m gross and 500 sq. m gross. Halifax town centre is significantly larger than the other town and district centres in the Borough with a turnover far greater than the other defined centres combined. The health check assessment of Halifax has found that the town centre is performing well and is not vulnerable to development outside of the town centre. There are no retail commitments close to the Halifax town</p>	Clarification	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives

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			<p>centre boundary. For these reasons it is not proposed that Halifax has a locally set retail impact threshold for development proposals outside of the town centre boundary.</p> <p>15.15 It is for retail impact assessments submitted as part of any planning application to define an appropriate catchment area, or other submission material in the absence of a RIA. The catchment area will dictate the centres that should be considered in the context of the sequential approach and impact tests. Where a catchment area extends across a number of centres, the need or otherwise for an impact assessment must have regard to the thresholds for each centre.</p>		<p>resulting from the clarification.</p>
MM87	117/18	Policy RT3	<p>Policy RT3 Sequential Test and Retail Impact Assessments</p> <p>Sequential Test - Where the proposals come forward for main town centre uses which are is outside of the not in an existing defined centres boundary, all town centre uses will be subject to a Sequential Test approach to development will be required. This will test requires applications for that all main town centre uses to be located firstly in town defined centres, then edge of centre locations, and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference will be given to accessible sites that are well connected to the town defined centre. Applicants will have to provide evidence there are no reasonable prospects of the proposed development being accommodated on an alternative town centre site(s) demonstrating a reasonable degree of flexibility about the scale, format and design of the development and the provision of car parking.</p> <p>Edge of centre is defined as:</p> <ul style="list-style-type: none"> • For all retail (Use Class A1) purposes, a location that is well connected and up to 300 metres of the Primary Shopping Area; • For all main town centre uses, a location within 300 metres of a town centre boundary. <p>Out of centre is defined as anything beyond the edge of centre.</p> <p>Edge-of-centre and Out-of-centre are defined in Annex 2 of the NPPF</p> <p>Retail Impact Assessments and Local Thresholds – Where planning permission is required, proposals for main town centre uses retail and leisure development on the edge or outside of a defined centre will have to demonstrate that there would not be significant adverse impact on the delivery of existing, committed, and planned public and private investment or on the vitality and viability of any existing centre.</p> <p>Main town centre proposals Retail and leisure development located on the edge or outside of a defined centre will be subject to a retail an impact assessment if they exceed the following floorspace thresholds:</p> <p style="text-align: center;">Impact Assessment Thresholds on New Gross Floorspace</p>	Update	<p>The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in the SA of the Local Plan 2017.</p>

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			Centre	Retail Proposals (sq.m. Gross)				
			Halifax	2,500 (NPPF default)				
			Elland, Sowerby Bridge and Todmorden	1,750				
			Brighouse and Hebden Bridge	1,500				
			King Cross, Mytholmroyd and Ripponden	500				
			Hipperholme, Queens Road, West Vale	250				
			<p><i>In consultation with the Council</i>, the assessment should consider the following <i>impacts criteria</i> on all centres located within the anticipated catchment area of the new development:</p> <ul style="list-style-type: none"> • all relevant impacts set out in national planning policy; • likely effects of development on any town centre strategy • whether the proposal is of an appropriate scale in relation to the size, role and character of the settlement or intended catchment area; • the cumulative impact of the proposal and other similar outstanding permissions or recent completions; • where the catchment area of the proposed development includes a Calderdale markets location, the specific predicted impact on market trading; and <p>For major applications <i>development</i> the above impacts should be assessed 10 years from the time the application is made <i>as applicable to the scale and nature of the scheme.</i></p> <p>All applications to existing Class A1 stores <i>retail and leisure premises</i> and applications to vary the range of goods permitted to be sold from existing floorspace in out-of-centre retail warehouse locations should undertake an impact assessment <i>in line with the thresholds above.</i></p> <p>Where any proposal fails to satisfy the sequential test or is likely to have a significant adverse impact on a defined centre it will be refused.</p>					
MM88	118	Table 15.3	Monitoring: Policy RT1, RT2 and RT3 - Calderdale Retail Hierarchy and Town Centre Uses; Primary Shopping Areas and Shopping Frontages; and Sequential Test, Retail Impact Assessments and Local Thresholds		Clarification			
MM89	118/19	Para 15.17 – 15.18	<p>Local Retailing and Servicing Provision Outside of Centres</p> <p>The Calderdale Retail Hierarchy sets out the retailing and service centres around <i>in</i> the Borough, however <i>In addition</i> a significant number of small local shops <i>of neighbourhood significance</i> also exist, either individually or in small parades across the Borough, outside of these centres serving a much localised need. Not all</p>		Update	The revised text is an update to supporting text and included for clarification		

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			<p>residents of Calderdale have easy access to shopping facilities and rely on these much localised facilities to meet their day to day needs.</p> <p><u>Areas of local retailing and service provision which would benefit from some improvement include Highroad Well; Holywell Green; Hove Edge; Illingworth; Lee Mount; Mixenden; Ovenden North; Siddal; Southowram; Sowerby; and Stainland. However, care must be taken to ensure any such development does not negatively impact other nearby centres.</u></p> <p>Recognising this fact <u>Should opportunities arise to improve local retail and service provision in these areas</u> the Council will seek to ensure that the provision of such facilities, and the retention of existing ones, meet the requirements of local communities within easy walking distance of residential areas (5 minutes walking typically 400m). Small scale local food shopping facilities apply to those able to open all day on Sunday, under 280sqm net retail area, including proposals for ancillary retailing at petrol filling stations, selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres.</p>		<p>purposes. There are no substantive implications for the SA Objectives resulting from the clarification.</p>
MM90	119	Policy RT4	<p>Local Retailing and Servicing Provision Outside of Centres</p> <p>Development of small scale stand alone retail or service provision in out of centre locations intended to serve local neighbourhoods and communities will be permitted where there is a deficiency in the general area of the proposed development, subject to the following criteria and other relevant Local Plan Policies being met:</p> <ul style="list-style-type: none"> • The proposal meets all relevant sequential and impact test requirements where a defined centre falls within the catchment area of the proposal; • The proposal is of an appropriate scale and nature to meet the specific local need within the catchment area; • If the proposal is located within 750m walking distance of a defined centre, accessibility to the proposal on foot is no easier than that to the defined centre from residential areas between the proposal and the centre; • The applicant is able to demonstrate that there is no cumulative impact with other stores in the vicinity on any defined centre; and • The proposal is to develop or modernise an existing store to help secure its future. 	Update	<p>The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in the SA of the Local Plan 2017.</p>

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			<p>Shops <u>Areas of local retailing and service provision</u> providing an important service to the local area will, wherever possible, be protected in line with the general principles as set out in Community, Health and Educational Facilities. <u>'Policy HW4 – Safeguarding Community Facilities and Services.'</u></p>		
MM91	120	Policy RT5	<p>General Town Centre Principles</p> <p>New development in town centres will, through its design and construction, address and aim to improve the following:</p> <ul style="list-style-type: none"> • Attraction - increase the attraction of the centre to the local community, visitors and/or business, considering how the application will help to create a diverse range of uses in the centre, including local independent shops; • Accessibility - improve accessibility from/to the centre and within it, and maximise ease of travel for all users. Proposals should seek to increase physical activity where possible and to contribute a positive health impact. The council will support proposals in line with the Local Transport Plan; and • Amenity - enhance the amenity value of the area/local environment and make a positive contribution to distinctiveness and a unique sense of place in any proposal. This should include consideration of the scheme design, and safety and security of all potential visitors and users. <p>The loss of existing town centre facilities will generally be resisted unless it can be demonstrated that the facility is no longer needed, or it can be served in an alternative location or manner, equally accessible by the community.</p> <p><u>Development proposals should also reflect the key principles of Policy BT1 and other policies in the Built Environment Chapter.</u></p>	Update	<p>The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in the SA of the Local Plan 2017. The additional wording in respect of reference to policy BT1 strengthens the positive impact already recorded against SA6 'To Retain, Protect and Create a Quality, Locally Distinctive Built and Historic Environment'.</p>
MM92	121	Policy RT6	<p>Cultural and Leisure Provision</p> <p>Major new development and large-scale investment, particularly in mixed use schemes, should seek to enhance cultural provision in the Borough.</p>	Correction	<p>The proposed modifications to the policy do not result in any</p>

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			<p>Where new facilities are proposed, the use of space for both performing arts and exhibition space should be considered as an integral element of the design.</p> <p>New development for cultural provision should seek to ensure that local participation and audience development is enhanced across the Borough.</p> <p>Cultural and leisure proposals in the town centre which meet the following criteria will be permitted where:</p> <ul style="list-style-type: none"> • the development, including in combination with any similar uses in the locality, does not have a significant impact on local amenity, including as a result of noise and hours of operation; and • the proposal establishes or retains an ‘active frontage’ to the street. <p>The loss of existing cultural and leisure provision to other uses will be resisted unless:</p> <ul style="list-style-type: none"> • <u>it can be demonstrated that the facility is no longer required by the community and the local community have been given adequate opportunity to manage the asset. ; or</u> • replacement facilities are provided in the local area; or • it can be clearly demonstrated that the facility is not viable, and the local community have been given adequate opportunity to manage the asset. <p><u>The development is for alternative cultural or leisure provision, the needs for which clearly outweigh the loss.</u></p>		changes to the SA of the policy carried out in the SA of the Local Plan 2017
MM93	122	Policy RT7	<p>Residential proposals in designated town centres including the conversion of accommodation above shops and businesses will be encouraged and supported where :</p> <ol style="list-style-type: none"> the predominant retail character of the Primary Shopping Areas and Primary and Secondary Shopping Frontages are not harmed; there is no fragmentation of any part of the Primary Shopping Area by creating a significant break in the shopping frontage <u>retail core</u>; an active ground floor use is maintained or provided; adequate attenuation of noise measures, the protection of privacy and air quality are provided; any external alterations to the building are in accordance with the relevant Local Plan policies relating to design and materials; adequate access arrangements are available including facilities for the storage of, bicycles, refuse; and access to car parking provision in line with the Council's Car Parking Strategy. 		The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in the SA of the Local Plan 2017

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			Where proposals are classed as a change of use, the Flood Risk Sequential and Exception Tests as detailed in Policy CC2 do not apply. However, there is still a requirement under the NPPF and nPPG to submit an assessment of flood risk which demonstrates that safe access and egress can be achieved.		
MM94	123	Para 16.2-16.3	<p>16.2 Proposals for residential development on non-allocated sites will generally be supported provided that they are in sustainable locations, complement the overall spatial strategy and objectives of the Local Plan, and are in accordance with other Local Plan policies. Policy HS1 sets out the criteria that will be considered by the Council in determining a planning application. <u>The Council will strictly control development on non allocated sites in the Green Belt and Area Around Todmorden, and proposals in these areas will also be subject to Policies GB1 and GB2.</u></p> <p>16.3 A fundamental consideration in determining whether a non-allocated site is suitable and sustainable for housing will be its accessibility to services and facilities by good quality public transport, cycling and walking. For the purpose of the policy, walking distance to public transport is taken as within 400m of a bus stop with high frequency bus route or 800m of a railway station; and access to local services such as convenience shops, post offices, health centres/surgeries and primary schools should be a 15 – 20 minutes public transport journey. (26) It will be important to consider the individual circumstances of each site, including matters such as topography and the amenity and general safety of any route. Other considerations will include the amenity and character of existing residential areas including the effects of residential development on existing gardens. It should also be ensured that proposals can pass the Sequential Test, and if necessary, the Exception Test, if the site is within Flood Risk Zones 2 or 3.</p>	Clarification	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the clarification.
MM95	123	Policy HS1	<p>Non Allocated Sites</p> <p>Proposals for residential development (including those for the renewal of a previous planning permission) on a non-allocated site or building for conversion will be supported, provided that:</p> <ul style="list-style-type: none"> i. The site is sustainably located; ii. The proposal complements the strategic objectives of the Local Plan; iii. The demands generated from the proposed housing can be accommodated by existing infrastructure; iv. There are no physical and environmental constraints on development of the site which cannot be mitigated; v. If the proposed development falls within Flood Risk Zones 2 or 3, it passes the flood risk Sequential Test, and where necessary, the Exception Test; vi. The development creates no unacceptable environmental, amenity, traffic, safety, or other problems; vii. The development conserves or enhances heritage assets and will not harm those elements which contribute to their significance, including their settings; viii. The site does not have any recognised value for nature conservation; and ix. The proposal complies with other relevant Local Plan policies. 	Clarification	The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in the SA of the Local Plan 2017.

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MM96	125	Policy HS2	<p>Residential Density All new housing developments should use land efficiently. The Council will expect the capacities for mixed use and housing allocations indicated in Policies SD6 and SD7 respectively, to be achieved. A minimum net density of 30 dwellings per hectare will generally be sought for developments on non-allocated sites, however, higher densities of development will be sought :</p> <ul style="list-style-type: none"> i. In and around the main town centres; ii. Close to main public transport routes and bus and rail stations; and iii. Through innovative design solutions. <p>Lower densities may be appropriate on certain sites, and proposals for development at lower densities will be determined taking into account the following:</p> <ul style="list-style-type: none"> i. The character of the site, including topography and any biodiversity value; ii. The character of the surrounding area; iii. The need to preserve the amenity of existing or future residents; iv. The availability of local facilities and infrastructure; <p>Any aspiration to achieve other objectives, for example, to alter the housing mix in an area as part of wider regeneration projects.</p>	Clarification	The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in the SA of the Local Plan 2017.
MM97	130	Para 16.36	<p>The SHMA has calculated the need for affordable housing in Calderdale, incorporating both current and future need, balanced against supply. over the 19 year plan period (2016 – 2035), and suggested the calculation suggests that a total of 3,671 affordable homes could be needed in Calderdale, equating to circa 193 affordable homes per annum on average. <u>Over the Plan period 2018/19 – 2032/33, this equates to 2895 affordable homes. Once under delivery from 2016/17 and 2017/18, and completions from 2018/19 have been taken into account, a total of 3140 affordable housing dwellings are required to meet need, equating to 224 per annum over the remaining 14 years of the Plan.</u></p>	Update/Correction	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the update.
MM98	130	Para 16.37	<p>In line with nPPG, the Council should aim to deal with undersupply within the first five years of the plan period where possible, as such t The SHMA identified a need to provide 527 affordable homes annually over</p>	Update	The revised text is an update to

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			<p>the next <u>first</u> five years <u>of the Plan</u>, in order to clear the backlog that has arisen historically while meeting newly arising needs over this period and 74 affordable homes per annum thereafter. However, the Council's monitoring indicates that affordable housing delivery has slowed in Calderdale in recent years, <u>and therefore the backlog has worsened since the SHMA was prepared</u>. Since 2012, an average of <u>97-75</u> affordable homes have been completed each year in the Borough. To clear the backlog and current need for affordable housing, a significant increase in housing delivery would be required in the first five years of the Plan period, and is not considered to be realistic. <u>However, the Council considers that affordable housing needs can be met during the Plan period</u>.</p>		<p>supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the update.</p>
MM99	132	Para. 16.51 to 16.54	<p>Rural affordable housing</p> <p>16.51 National planning policy has for some time enabled planning authorities to have policies that support the release of small sites for affordable housing in exceptional circumstances, which development plans would not otherwise allocate for housing within or adjoining villages, and on which housing would not normally be permitted. The <u>current</u> NPPF maintains this approach.</p> <p><i>(Note - number omitted for following paragraph in Publication Draft)</i></p> <p>The <u>current</u> SHMA does not specifically cover the need for affordable housing in rural areas although it does demonstrate a need for affordable housing in the rural sub-areas of the Borough. <u>Future SHMAAs may examine this issue in more detail. Such a rural exceptions policy, by definition, can only cover the rural parts of the Borough with the exclusion of larger more urban settlements within which or through their planned expansion opportunities exist to provide affordable housing. Therefore, the Policy excludes the towns within the borough (defined as Tiers 1 to 3 of the Settlement Hierarchy). These are listed in Table 2.1 'Settlement Hierarchy' in Section 2 of this Plan. Similarly, settlements located close to the urban areas and/or on good public transport routes are not sufficiently 'remote' to justify being included within the policy. In assessing remoteness, topography as well as distance from the urban areas has been taken into consideration.</u> The sustainability of additional housing in small settlements will also be a consideration given that such settlements are often not well served by public transport. <u>The phrase 'well related to' in criterion i of Policy HS6 means sites clearly associated with the built-up area of a settlement. Where there is a risk that development would erode an existing gap between settlements proposals will not be supported</u></p> <p>16.52 In rural areas, the Council will be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites, where appropriate. The Council will consider whether allowing some market housing would facilitate the provision</p>	Clarification	<p>The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the clarification.</p>

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			<p>of significant additional affordable housing to meet the robustly evidenced local need. The exceptional circumstances are where needs have been identified for people with jobs in those settlements, or with strong local connections, which have been difficult to satisfy through lack of development opportunities. Such local need should be strongly justified and may include parish assessments, settlement assessments or similar documents. <u>These should demonstrate that there is no suitable housing within the relevant settlement and the selected site is viable for affordable housing.</u> All affordable homes built on an exception site will have a local lettings policy to ensure the homes are offered to local people in the first instance and arrangements are in place to ensure that the affordable housing units remain affordable in perpetuity, <u>where appropriate. The affordable home must be the main dwelling of the occupant. The Council will verify whether potential buyers/tenants meet the criteria, be that income or local connection. The Council will work with parish and town councils, neighbourhood planning qualifying bodies, Registered Providers and local landowners to identify and meet need. The type of housing provided should be appropriate in size and price to meet local need. Housing on these sites will be offered at less than market prices or rents, while achieving space standards and build quality of market homes elsewhere in the Borough. A small proportion of homes for sale at market prices will only be permitted in very exceptional circumstances, for instance in order to bring back into use a heavily contaminated site, and only when all other means of achieving viability have been exhausted. In particular, land prices inflated beyond existing use values will not be accepted as a reason for allowing market housing on these sites.</u></p> <p>16.54 Rural exception sites are one way of balancing the protection of rural areas with meeting housing need. Careful planning and preparation beforehand to ensure the development is sustainable will be required. Proposals <u>with the potential to affect the South Pennine Moors (phase 2) Special Protection Area/Special Area of Conservation will be required to demonstrate overriding public interest in line with the Habitats Regulations, in order to avoid any adverse impacts on this Natura 2000 site.</u></p> <p>16.53 Therefore an 'exceptions' element directed at the parished western half of the Borough is included in Policy HS6 (Affordable Housing). Any proposals for affordable housing on 'exception sites' will need to satisfy the criteria.</p> <p>16.54 Rural exception sites are one way of balancing the protection of rural areas with meeting housing need. Careful planning and preparation beforehand ensures the development is sustainable, with the type of housing provided appropriate in size and price to meet local need.</p>		
MM100	132-133	Policy HS6	Affordable Housing	Clarification	The proposed modifications to the policy do

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		<p>The Council will not require an inclusion of an element of affordable homes in housing developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1,000 square metres (gross internal area).</p> <p>The Council will expect details of the affordable housing mix to be provided in a statement of Affordable Housing Contribution to be informed by the most recent SHMA, together with Council's published guidance on affordable housing provision.</p> <p>In some instances, the proportion may be less than that prescribed in Table 16.6 where robust viability evidence demonstrates that there are development costs which would otherwise prejudice the implementation of the proposal. For any deviation from the stated requirements, the Council will take account of the most recent evidence, such as the SHMA and any subsequent updates or other relevant and recent information.</p> <p>The affordable homes should be incorporated within the development but where justified, a financial contribution of at least equal value may be accepted to provide affordable homes elsewhere or to re-use or improve the existing housing stock.</p> <p>Planning applications which include proposals for affordable housing must ensure that there are secure and practical arrangements to retain the benefits of affordability for initial and subsequent owners and occupiers, such as the involvement of a registered provider and where appropriate by the use of conditions or planning obligations.</p> <p>The affordable housing provision should be indistinguishable from market housing in terms of achieving the same high quality of design.</p> <p>In the western part of the Borough as defined by that part of the Borough which is parished, permission will be granted exceptionally for affordable housing on 'exception sites' where policies to protect the countryside would normally preclude planning permission being granted provided that:</p> <ol style="list-style-type: none"> 1. <u><i>the site is either within, or well related to, a settlement not included in Tiers 1 to 3 of the Settlement Hierarchy, and the scale of proposed schemes relate to that of the settlement concerned;</i></u> 2. there is a proven local need for affordable housing in the particular settlement; 3. residential development would reflect the principles of sustainable development including the objective of maintaining or enhancing the vitality of the particular rural community; 	<p>not result in any changes to the SA of the policy carried out in the SA of the Local Plan 2017. Although there are modifications to the 'Exception Sites' element of the policy, the impacts as a result of this would not alter the positive impacts recorded, nor would it alter the uncertain ones. If anything it would strengthen the positive affects against SA1 'To Ensure Quality Housing is Available to Everyone', SA3 'To Create and Retain Healthy Vibrant and Inclusive</p>
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			<p>4. there are secure arrangements in place to ensure that the affordable housing units remain affordable in perpetuity, <i>where appropriate</i>;</p> <p>5. there are secure arrangements in place to ensure that the affordable housing units are offered to local people (<i>defined as current residents or those who have an existing family or employment connection</i>) in the first instance; and</p> <p>5. the site is within or immediately adjacent to a settlement listed in Map 16.2</p> <p>6. <u>the proposal complies with other relevant Local Plan policies</u></p>		Communities' and SA5 'To Improve Accessibility to Essential Services, Facilities and Employment'.
MM101	135	Map 16.2	<p>Map 16.2 Map of Rural Exception Settlements</p>	Clarification	The deleted map would have no substantive implications for the SA Objectives
MM102	135	Table 16.7	Monitoring: Policy HS6 - Affordable Housing	Clarification	The revised text is an update to

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			<table border="1"> <tr> <td>Outcomes</td> <td>Meet the Affordable Housing needs of the <i>market sub areas and borough</i></td> </tr> <tr> <td>Indicators</td> <td>Number and proportion of Affordable Homes delivered by market sub-area; Number and proportion of Affordable Homes delivered <i>in the borough</i> by market sub-area; Number of affordable homes in rural exception sites</td> </tr> <tr> <td>Targets</td> <td>Number of Affordable Homes as per SHMA</td> </tr> </table>	Outcomes	Meet the Affordable Housing needs of the <i>market sub areas and borough</i>	Indicators	Number and proportion of Affordable Homes delivered by market sub-area; Number and proportion of Affordable Homes delivered <i>in the borough</i> by market sub-area; Number of affordable homes in rural exception sites	Targets	Number of Affordable Homes as per SHMA		supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the clarification.
Outcomes	Meet the Affordable Housing needs of the <i>market sub areas and borough</i>										
Indicators	Number and proportion of Affordable Homes delivered by market sub-area; Number and proportion of Affordable Homes delivered <i>in the borough</i> by market sub-area; Number of affordable homes in rural exception sites										
Targets	Number of Affordable Homes as per SHMA										
MM103	135	Para 16.56	The intensification of use associated with HMOs often has implications for the area in which the building is located and the potential for harm increased with recent changes to permitted development rights. An office building falling within Class E(gj)B1(a) Under the Town and Country Planning Use Classes Order 1987 (as amended) does not need planning permission to change to residential use (Class C3) whilst a dwelling (Class C3) does not require planning permission to change to a small (3-6 residents) HMO (Class C4). The cumulative effect of these changes is to provide the potential for office buildings to be subdivided into several flats with each in turn converted to a small HMO for 3-6 residents. The Council recognises that over the Plan period the Government may make further changes to planning legislation.	Update	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the update.						
MM104	137	16.61-16.65	<p>Gypsies and Travellers and Travelling Showpeople</p> <p>16.61 Overall the study found a slight shortfall of provision of both pitches and plots. For Gypsies and Travellers for the five year period 2014/15 to 2018/19 the study identified a shortfall of 7 pitches if <i>when</i> assumptions regarding households wanting to move from bricks and mortar accommodation onto a pitch are included, or zero pitches if assumptions regarding bricks and mortar households are not included. Analysis of future requirements for the 15 year period (2019/20 to 2033/34) suggests that there will not be any requirement for pitches from new households. For Travelling Showpeople the study identified a need over the next 5 years (2014/15 to 2018/19) for two additional plots and for a further plot during the period 2019/20 to 2033/34.</p>	Clarification	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for						

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		<p><u>16.62a For travelling showpeople the study identified a need over the next five years (2014/15 to 2018/19) for two additional plots and for a further plot during the period 2019/20 to 2033/34.</u></p> <p><u>16.62b The Government changed the definition of gypsies and travellers for planning purposes to exclude those who have permanently ceased from travelling, just as the GTAA was being concluded, precluding a full reassessment of need in line with the revised definition. In its Local Development Scheme the Council states its intention to bring forward a Development Plan Document (DPD) upon adoption of the Local Plan in order to address the needs of gypsies and travellers and travelling showpeople. As part of the preparation of this document evidence of need will be refreshed in order to ensure that the DPD is based on both the most up-to-date evidence and most recent definition of gypsies and travellers. In accordance with Annex 1 to "Planning Policy for Traveller Sites" (DCLG, 2015) this evidence will include determination of whether persons are gypsies and travellers for the purpose of planning policy through consideration of the following relevant (although not exclusive) matters:</u></p> <ul style="list-style-type: none"> • <u>whether they previously led a nomadic life</u> • <u>the reasons for ceasing their nomadic habit of life</u> • <u>whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.</u> <p><u>The update to the GTAA 2015 will also include a reassessment of the needs of travelling showpeople. The existing travelling showpeople site at Atlas Mill Road (Brighouse) is currently proposed to remain unchanged. When assessing the accommodation needs of gypsies and travellers, prior to drafting the DPD, this work will seek to identify the needs of all gypsies and travellers, including those currently travelling and those who have ceased to travel. The Development Plan Document will subsequently make provision for all needs identified in the update to the 2015 GTAA.</u></p> <p><u>16.62c Provision will be made to meet any identified needs for permanent or transit pitches for gypsies and travellers and plots for travelling showpeople. Potential land allocations considered for inclusion in the proposed DPD will be assessed against the criteria in Policy HS8 (with the exception of criterion ii relating to the Green Belt), building on the work already undertaken by the Council. This process will also reflect the advice of Planning Policy for Traveller Sites (2015) and other Government publications on the design of sites such as "Designing Gypsy and Traveller Sites - Good Practice Guide", (CLG, 2008). Sustainability Appraisal will be an integral part of the site assessment process.</u></p>	<p>the SA Objectives resulting from the clarification.</p>
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		<p><u>16.62d) Planning applications for gypsy and traveller pitches and travelling showpeople plots will be assessed against Policy HS8 and prior to adoption of the Development Plan Document the existing evidence, including any updates, will be used to determine applications. In the case of permanent pitches for gypsies and travellers the element of current need should be interpreted as being equivalent to 7 pitches as determined in the GTAA and assuming the inclusion of those in bricks and mortar. However, the accommodation circumstances of those seeking pitches will also be taken into account at the time of a planning application in order that the decision complies with the current definition of need as set out in Annex 1 to “Planning Policy for Traveller Sites” (DCLG, 2015).</u></p> <p>16.63 As stated in ‘Planning Policy for Traveller Sites’, traveller sites in the Green Belt represent inappropriate development and Green Belt boundaries should only be altered in exceptional circumstances. If a limited alteration is to be made to a Green belt boundary to meet a specified need for a traveller site, it should be specifically allocated in the development plan as a traveller site only. Other sensitive locations must also be protected as should local amenity and the environment generally. <u>This includes heritage assets and their settings and is a statutory requirement in the National Planning Policy Framework which requires the impact on the historic environment to be evaluated and development preserve or enhance any heritage asset and not harm those elements which contribute to its significance, including its setting, where this is a material consideration. These requirements are set out in greater detail in Policy HE1 (The Historic Environment) of this Local Plan and is an approach supported by Historic England.</u> Sites also need to be located sustainably and therefore within a reasonable distance of local services and facilities such as shops, hospitals, and schools (so that children can attend school on a regular basis). Sites should have access from a properly surfaced road and a reasonable level of service provision including electricity and drinking water supplies, sewage disposal and refuse collection. The impacts on local infrastructure and services should be assessed in order to avoid placing undue pressure on local infrastructure and services. Sites should not be located in areas at high risk of flooding, including functional floodplains or where noise and air quality would be detrimental to the health and well-being of travellers locating on a particular site. Provision also needs to be made to enable some travellers to live and work from the same location thereby reflecting traditional lifestyles and contributing to sustainability by omitting many travel to work journeys.</p> <p>16.64 The existing travelling showpeople site at Atlas Mill Road (Brighouse) is currently proposed to remain unchanged.</p> <p>16.65 Whilst Policy HS8 sets out how planning applications for sites to accommodate Gypsies and Travellers and Travelling Showpeople will be assessed, this Local Plan does not include any further</p>		
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			<p>provision to meet their needs and a separate Development Plan Document (DPD) will be brought forward upon adoption of the Local Plan to address this issue.</p>		
MM105	137-138	Policy HS8	<p>Meeting the Need of Gypsies and Travellers and Travelling Showpeople</p> <p><u>Following adoption of the Local Plan the Council will adopt a separate Development Plan Document to provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople, currently identified as 7 permanent pitches for gypsies and travellers, 6 transit pitches for gypsies and travellers and 3 Travelling Showpeople plots. The Development Plan Document will be based on an update to the the GTAA 2015, in order to ensure that the future needs of Gypsies and Travellers and Travelling Showpeople are met. Where need is identified the allocation of land to meet those needs will be guided by the criteria set out below (with the exception of criterion ii relating to the Green Belt). This Development Plan Document will be submitted to the Secretary of State for examination within one year of the Local Plan being adopted.</u></p> <p>Any pPlanning applications for sites to accommodate Gypsies and Travellers and Travelling Showpeople will be assessed in accordance with the following the following <u>these</u> criteria.</p> <ul style="list-style-type: none"> i. The level of local provision and need for sites; ii. The site is not located in the Green Belt; iii. <u>The development creates no unacceptable environmental, amenity, traffic, safety or other problems; the site will have minimal impact upon the environment and the surrounding areas, particularly nearby residential areas;</u> iv. The development includes adequate landscaping and measures to protect and enhance biodiversity; v. A scheme has been provided to ensure that any historic ground contamination can be managed safely; vi. Adequate access is available to the site; vii. The necessary utilities such as electricity, water, gas and drainage are provided, are readily available or satisfactory alternative means of provision can be demonstrated; 	Clarification	<p>The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in the SA of the Local Plan 2017. The Proposed modification includes a commitment from the council to adopt a DPD which would strengthen the positive impacts previously recorded against SA Objectives 1, 3, 5, 6, 7, 11 and 15; however it would not change any of the negative or uncertain impacts recorded against SA</p>

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			<p>viii. Schools and other community facilities including health services are easily accessible from the site; <u>The site is located within a reasonable distance of health facilities and schools;</u></p> <p>ix. Development of the site preserves or enhances any heritage asset and will not harm those elements which contribute to its significance, including its setting, where this is a material consideration;</p> <p>x. The site would provide a suitable environment for travellers to inhabit with regard to, for example, air quality and noise levels;</p> <p>xi. The site is not located in Flood Zone 3 <u>and if located in Flood Zone 2 the requirements of the Flood Risk Sequential and Exception Tests are met;</u></p> <p>xii. Where required the site offers the opportunity for travellers to live and work on the same site;</p> <p>xiii. Where required opportunities for the grazing of animals such as ponies are provided; and</p> <p>xiv. The site complies with the locational criteria for development elsewhere in the Local Plan.</p>		Objectives 8, 9, or 14.
MM106	138	Policy HS8	<p>New criterion (to be positioned at the end of the list of criteria):</p> <p><i>The site complies with other relevant Local Plan policies</i></p>	Clarification	No change
MM107	140	Para 17.20	<p>The use of the principles associated with Passive Solar Design and applying construction standards such as Passivhaus and EnerPHit Standard could be useful in helping to address sustainability and climate change, whilst consideration of resilience in potential flood risk areas can help reduce risk and contribute to the delivery of more sustainable development. Whilst the Government has abandoned the principles of "Zero-Carbon Homes" from 2016, achieving zero-carbon is still an overarching aspiration in order to meet the legally binding <u>target of net zero carbon reductions</u> by 2050. The possibility of encouraging greater sustainability in the provision of new dwellings in particular is an aspiration of the Council, which will mean that homes do not have to be retrofitted at a later date. The Energy Savings Trust (May 2017) have released "The Clean Growth Plan : A "2050-ready" new build homes policy". This approach, whilst not Government policy, is worthy of consideration in Calderdale in order to help the borough meet the obligations that apply in facilitating the national 80% reduction in greenhouse gas emission <u>target of achieving net zero</u> by 2050, and the 75.8% 87% reduction that Calderdale will need to achieve <u>by 2032</u>. The initial additional cost can be quite a small percentage of construction costs so the pay back period can be quite short, given that significant savings in energy costs can be achieved. <i>This is</i></p>	Update	The revised text is an update to supporting text and included for update purposes. There are no substantive implications for the SA Objectives resulting from the update.

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			<i>illustrated in Table 17.1 below which, whilst a little dated now in absolute terms, does serve to demonstrate the relative additional costs associated with building zero carbon homes.</i>		
MM108	141	Para. 17.22	The Deregulation Act <u>2015</u> has made a significant change to the Planning and Energy Act 2008, by removing <u>amending</u> the clause which enabled Local Authorities to establish any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. The introduction of a new simplified Technical Housing Standard to be incorporated into <u>implemented through</u> the Building Regulation regime has established standards for water consumption, energy , accessibility, security and space. <u>For energy standards above those in the current Building Regulations Local Authorities must justify these by demonstrating the evidence exists to justify such an approach. Following release of the Publication version of this Local Plan in 2018, the Government has further clarified its position in relation to reducing the carbon emissions associated with homes and set out its programme for implementation of the Future Homes Standard in its document "Summary of responses received and Government response" (January 2021). This followed the 2019 consultation on the proposed Future Homes Standard. The relevant revisions to the Building Regulations aimed at reducing carbon emissions are being incrementally strengthened leading up to the adoption of the full Future Homes Standard in 2025. Additionally, in responding to the earlier consultation on the future Homes Standard the Government has stated its intention to clarify the longer-term role of local planning authorities in determining local energy standards as part of its response to the Government White Paper on Planning Reforms (consultation closed October 2020). In order to provide some certainty in the immediate term the government will not amend the Planning and Energy Act 2008, which means that local planning authorities will retain powers to set local energy efficiency standards for new homes. However, the Government's objective is that as the country moves to ever higher levels of energy efficiency standards for new homes with the 2021 Part L uplift and Future Homes Standard, it is less likely that local authorities will need to set local energy efficiency standards in order to achieve the goal of net zero.</u>	Clarification	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the clarification.
MM109	142	Policy BT1	PART 3 Sustainability (a) All new residential development (including conversions and extensions) will be expected to incorporate sustainable design and construction principles throughout the development process in line with the Government's objective of setting energy standards through the Building Regulations function. In addition, residential development proposals will be encouraged to: i. Consider <u>Incorporate</u> the principles associated with Passive Solar Design in the design and layout of development, and to facilitate the provision of "2050-ready" homes;	Clarification	The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in the SA of the Local Plan 2017.

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			<ul style="list-style-type: none"> ii. Incorporate the use of recycled and energy efficient materials; iii. Maximise the reuse of existing resources and materials to minimise waste and the loss of embodied energy associated with the production of building materials and products; and iv. Incorporate the use of locally sourced building materials. <p>(b) All new non-residential development in excess of 1000sqm will be expected to meet at least BREEAM level 'very good' with immediate effect, with an aspiration for higher BREEAM standards, subject to review over the plan period to ensure the target remains relevant.</p>		
MM110	145	Policy BT3	<p>Landscaping</p> <p>Development proposals will be required, where appropriate, to be accompanied by landscaping schemes that include good quality hard and soft landscaping. The landscaping aspects of a development proposal will be required to form an integral part of the design and should consider providing opportunities for possible areas for local food production, including the potential for the use of fruiting trees and shrubs.</p> <p>Landscaping schemes should ensure that new development integrates appropriately into its surroundings, contributes to the character of the area, and enhances local biodiversity if practicable.</p> <p>The scheme should be implemented in full within an agreed timescale and include details of:-</p> <ul style="list-style-type: none"> the retention of existing trees, hedgerows, priority habitats, walls, fences, paving, and other site features which contribute to the character and amenity of the area; the incorporation of appropriate soft and hard landscaping which enhances the landscape character, amenity, appearance and safety of the site and its setting for all sectors of the community; the introduction of boundary treatments, wherever appropriate that minimise the visual intrusion of the development on neighbouring uses or the wider landscape; maximising the potential for increasing net biodiversity gains on site through the creation of wildlife habitats; and the provision for adequate maintenance and long term management of the landscaping scheme. <p>In the case of major proposals, consideration should be given to advanced landscaping works being carried out before building or enabling works commence.</p>	Correction	The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in the SA of the Local Plan 2017.

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MM111	148	Policy BT5	<p>Designing out crime and designing in community safety should be central to the planning and delivery of new development. In order to create safe environments and reduce opportunities for crime, development proposals should demonstrate they have due regard to the following criteria:</p> <ul style="list-style-type: none"> i. Where possible promote the incorporation of active frontages and a mix of uses to create a range of activities throughout the day and night, increasing the opportunities for natural surveillance. ii. All developments should promote a safe and attractive street and footpath network. Routes should be direct, well lit and where possible, overlooked. iii. Landscaping should be designed to help define public and private space. Schemes are encouraged to maintain visual surveillance corridors by limiting the height of planting and avoid creating hiding places and secluded areas. iv. Car parking facilities should be designed for both vehicle and personal safety through being well lit, overlooked where possible and to avoid opportunities for concealment. v. Area lighting and closed-circuit television surveillance (CCTV) will be provided in a manner which does not significantly harm amenity and has no detrimental impact on the local environment. Proposals should preserve or enhance Conservation Areas and not adversely affect Listed Buildings, Historic Parks and Gardens or their settings, where these are material considerations. vi. The use of target hardening measures will be encouraged where sympathetic to the character of the building and the wider streetscene. <p><u><i>The use of target hardening measures will only be permitted where sympathetic to the character of the building and the wider streetscene</i></u></p> <p>Proposals will be required, where appropriate, to be accompanied by a scheme outlining how the above listed designing out crime considerations have been incorporated into the design of the proposal.</p> <p>Security Measures</p>	Clarification	The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in the SA of the Local Plan 2017.
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			Development proposals will be required, where appropriate, to be accompanied by a scheme outlining security standards having regard to advice set out in Crowded Places: The Planning System and Counter-Terrorism (and any subsequent updates) and advice provided by the Counter Terrorism Security Advisor.		
MM112	151	Para 18.2-18.3	<p>18.2 The historic environment includes architectural, archaeological^{Footnote} and artistic features, some of which are designated assets including:</p> <ul style="list-style-type: none"> •Conservation Areas; •Listed Buildings; •Registered Historic Parks and Gardens; and •Scheduled Ancient Monuments. <p><i>Footnote</i> <u>Scheduled Ancient Monuments are designated heritage assets and are Class I archaeological sites for the purpose of the Local Plan. Class II sites are undesignated heritage assets of regional importance which have been identified as warranting preservation in situ. Class III sites are those whose importance has not yet been assessed. Details of all sites are held in the West Yorkshire Historic Environment Record</u></p> <p>18.3 In addition, the historic environment of Calderdale also includes non-designated heritage assets - those which, though not formally designated, have been identified as having positive heritage value. Non-designated heritage assets can be identified through the West Yorkshire Historic Environment Record, the West Yorkshire Historic Landscape Characterisation, or by the Local Planning Authority (such as during assessment of development proposals, <u>Conservation Area Character Appraisals and Management Plans</u>, or through developing a Local List). <u>Developers are encouraged to consult with these resources to establish the likelihood of their proposals affecting a heritage asset.</u></p>	Clarification	The revised text is an update to supporting text and included for update purposes. There are no substantive implications for the SA Objectives resulting from the clarification.
MM113	154	Para 19.8-19.9	<p>19.8-Paragraph 89 of the NPPF states that a local <u>Local</u> planning authority <u>authorities</u> should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:</p> <ul style="list-style-type: none"> • buildings for agriculture and forestry; • provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it; • <u>the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;</u> • the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; • the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; 	Update	The revised text is an update to supporting text and included for update purposes. There are no substantive implications for the SA Objectives resulting from the update.

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			<ul style="list-style-type: none"> • limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or • limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. • <u>limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:</u> <ul style="list-style-type: none"> – <u>not have a greater impact on the openness of the Green Belt than the existing development; or</u> – <u>not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the Borough.</u> <p>19.9 Paragraph 90 of the NPPF states that certain <u>Certain</u> other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:</p> <ul style="list-style-type: none"> • mineral extraction; • engineering operations; • local transport infrastructure which can demonstrate a requirement for a Green Belt location; • the re-use of buildings provided that the buildings are of permanent and substantial construction; and • <u>material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and</u> <p>development brought forward under a Community Right to Build Order <u>or Neighbourhood Development Order.</u></p>		
MM114	155	Policy GB1	<p>Within the Green Belt, the construction of new buildings is inappropriate development except in the following circumstances:-</p> <ul style="list-style-type: none"> • Buildings for agriculture and forestry; • Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it; 	Update	The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in

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		<ul style="list-style-type: none"> • <u>the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;</u> • The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; • The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; • Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or • Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development; • <u>limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:</u> <ul style="list-style-type: none"> – <u>not have a greater impact on the openness of the Green Belt than the existing development; or</u> – <u>not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the Borough.</u> <p>Other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:</p> <ul style="list-style-type: none"> • mineral extraction; • engineering operations; • local transport infrastructure which can demonstrate a requirement for a Green Belt location; • the re-use of buildings provided that the buildings are of permanent and substantial construction; • <u>material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and</u> • development brought forward under a Community Right to Build Order <u>or Neighbourhood Development Order.</u> <p>Uses other than those identified will constitute inappropriate development and will not be supported except in very special circumstances to be demonstrated by the applicant. Development which is not inappropriate</p>		<p>the SA of the Local Plan 2017</p>
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			should not detract from the visual amenity of the Green Belt by reason of siting, materials or design or lead to traffic, amenity, environmental or other problems which cannot be effectively mitigated.		
MM115	156	Policy GB2	<p>Within the Area Around Todmorden development proposals which are considered appropriate will generally be supported providing they do not have a negative impact upon the openness or character of the countryside or upon the Special Protection Area (SPA) or Special Area of Conservation (SAC). The types of appropriate development are:-</p> <ul style="list-style-type: none"> • Uses necessary for agriculture, forestry or equestrian activity or other social and economic uses which have a functional need to locate in the countryside; • Uses which support sustainable growth and diversification of the rural economy including for tourism; • <u>Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan;</u> • The re-use and adaptation of existing buildings; • The extension or alteration of existing buildings providing that it does not result in a disproportionate addition over and above the size of the original building; • Sport and recreation uses appropriate to a rural area which do not conflict with other land uses; and • <u>limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:</u> <ul style="list-style-type: none"> – not have a greater impact on the openness of the countryside than the existing development; or – not cause substantial harm to the openness of the countryside, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the Borough. <p>Development which is appropriate should not detract from the visual amenity of the open countryside or lead to traffic, amenity, environmental or other problems which cannot be effectively mitigated.</p>	Update	The proposed modification results in a change in the recorded impact against SA1 'To Ensure Quality Housing is Available to Everyone' as the changes specifically refer to supporting Affordable housing in certain instances whereas previously the policy did not; therefore this would result in a positive impact against SA1.
MM116	157	Policy GN1	<p>Securing green infrastructure provision</p> <p>The Council will put mechanisms in place to secure Green Infrastructure provision in the Borough, <u>in part to help avoid increased recreational disturbance on the South Pennine Moors SAC and SPA.</u></p> <p>To achieve this, the primary focus will be on:</p> <ul style="list-style-type: none"> • Improving and enhancing existing Green Infrastructure assets, and/or expanding existing, or creating new, Green Infrastructure assets; 	Clarification	The proposed modifications to the policy do not result in any changes to the

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			<ul style="list-style-type: none"> Encouraging the protection, enhancement and creation of Green Infrastructure through the Development Management System; Encouraging partnership delivery of Green Infrastructure in the Borough; and Making good deficiencies in quantity and quality of Green Infrastructure by a range of means including developer contributions. <p>New development must be served by Green Infrastructure to meet the needs of the prospective residents in a manner which will contribute to the creation of a high quality environment and provide access to high quality open space for leisure and recreational purposes. Development proposals should ensure that:</p> <ul style="list-style-type: none"> The Green Infrastructure function of the land is retained and where possible improved; <p>The opportunity is taken to extend and increase Green Infrastructure by linking green spaces and water body corridors, filling in gaps in Green Infrastructure provision, and/or creating and increasing biodiversity corridors and Species and Habitats of Principal Importance, <i>whilst also seeking to avoid increased recreational use of the South Pennines SPA and SAC.</i></p>		SA of the policy carried out in the SA of the Local Plan 2017, although the modification would reinforce the positive impact already recorded against SA9 'To Protect and Enhance Biodiversity and Geodiversity'.
MM117	160	Policy GN3	<p>Natural Environment</p> <p>The Council will seek to achieve better management of Calderdale's natural environment by requiring developments to:</p> <ol style="list-style-type: none"> Conserve and enhance the biodiversity and geological features of the Borough by protecting and improving habitats, species, sites of wildlife and geological value and maximising biodiversity and geodiversity opportunities in and around new developments; Conserve, enhance and restore the habitats, water quality, physical structure and local distinctiveness of the Borough's canal and river corridors as natural floodplains, functioning ecosystems and important strategic wildlife habitat networks allowing the free movement of wildlife; Ensure there are no residual adverse impacts resulting from a proposed development, where in exceptional circumstances the reasons for the proposed development clearly outweigh the value of the ecological feature adversely affected and there are no appropriate alternatives. The adverse impacts of the development must be proportionately addressed in accordance with the hierarchy of: mitigation, compensation and finally offsetting. When appropriate, conditions will be put in place to make sure appropriate monitoring is undertaken and make sure mitigation, compensation and offsetting is effective; Take appropriate steps to maintain or enhance the favourable conservation status of populations of protected species and species of conservation concern; 	Clarification	The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in the SA of the Local Plan 2017, although the modification would reinforce the positive impact already recorded against SA9 'To Protect and Enhance

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		<ul style="list-style-type: none"> v. <u>Takes appropriate steps to avoid recreational disturbance and urban edge effects, mitigating for recreational disturbance through the provision of recreational green space where appropriate;</u> vi. Protect, restore and enhance other features of natural environmental importance, in line with local environmental priorities; vii. Design-in wildlife, maximise multi-functionality and provide appropriate management, ensuring development follows the mitigation hierarchy and achieves <u>measurable net gains in biodiversity in accordance with the most up to date national and local guidance;</u> viii. Contribute towards the targets set out for Habitats and Species of Principal Importance and the environmental priorities of Local Nature Partnerships and biodiversity offsetting schemes, as appropriate; ix. Deliver enhancement and compensation, commensurate with their scale, which contributes towards the achievement of a coherent and resilient ecological network; x. Protect and enhance the distinctive landscape character of Calderdale; xi. Adopt good environmental site practices as appropriate, including in the form of a Construction Environmental Management Plan (CEMP) where appropriate; xii. Be informed by adequate ecological information, prepared by a competent ecology professional, conforming to British Standard BS42020, Biodiversity - Code of practice for planning and development; and xiii. Where opportunities arise, water bodies should be taken out of culvert, or daylighted if not possible, and physical barriers made passable to fish species. Under exceptional circumstances where culverting is delivered, daylighting should be integrated for habitat protection. <p>Development proposals which are likely to have a significant adverse impact on a site with one or more of the following designations, habitats or species will not be permitted except in exceptional circumstances where the reasons for the proposed development clearly outweigh the value of the ecological feature adversely affected and there are no appropriate alternatives:</p> <ul style="list-style-type: none"> i. Local Nature Reserves (LNR); ii. Local Wildlife Sites (LWS); iii. Local Geological Sites (LGS); iv. Calderdale Wildlife Habitat Network (or similar designation); v. Priority habitats and species within the Calderdale Biodiversity Action Plan; vi. Habitats and Species of Principal Importance within the UK Biodiversity Action Plan; vii. Habitats and species listed in respect of Section 41 of The Natural Environment and Rural Communities Act 2006; viii. Legally protected species; ix. Areas of Ancient and Semi-Natural Woodland; and 		<p>Biodiversity and Geodiversity’.</p>
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			<p>x. Nature Improvement Areas.</p> <p>Development proposals which are likely to have a significant adverse impact on a site with one or more of the following national or international designations will not be permitted:</p> <ol style="list-style-type: none"> i. Special Protection Areas (SPAs); ii. Special Areas of Conservation (SACs); iii. Sites of Special Scientific Interest (SSSI); and iv. Sites identified, or required, as compensatory measures for adverse effects on European sites. <p>An ecological assessment will be required for development located within the 2.5km South Pennine Moors (phase 2) SPA & SAC buffer and outside the urban area in order to establish if the land is of functional importance to designated South Pennine Moors (phase 2) SPA species.</p> <p>Any proposed development which may directly or indirectly compromise the conservation objectives of a SAC or SPA will not be permitted unless the proposal meets the conditions specified in regulation 61 and 62 of the Conservation of Habitats and Species Regulations 2010 (Habitats Regulations).</p>		
MM118	163	Para 20.11	<p>In much of Calderdale the countryside is of a very high visual quality; a combination of impressive landscape, buildings of architectural and historical significance and areas of ecological importance. <u><i>It is therefore important that new development avoids or minimises harm to the areas of highest landscape quality, and this should include consideration of how new development may impact on the purposes of including land within the SLA designation, i.e. impact on scenic quality, opportunities for access and recreation, and impact on landscape quality, sense of place and local distinctiveness.</i></u></p> <p><u><i>Development outside the Special Landscape Area may affect the way it is experienced or the ability to appreciate its special qualities and significance. Development outside the SLA could have an impact on key views of, and from the SLA. Therefore, consideration will also be given to how the proposed development may affect the setting of the SLA, and the contribution the setting makes to the significance of the Special Landscape Area.</i></u></p> <p>The most important landscapes of the Borough need to be safeguarded and the following seven Special Landscape Areas have been designated:</p> <ul style="list-style-type: none"> • Northern Calderdale Moorlands and Fringes; • Hardcastle Crags, Hebden Water and Colden Water; 	Clarification	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the clarification.

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			<ul style="list-style-type: none"> • Luddenden Dean; • Shibden Valley; • Ringstone Edge and Norland Moor Fringes; • Southern Calderdale Moorland and Fringes; • Cragg Vale. 		
MM119	163	Policy GN4	<p>Landscape Character</p> <p><u>Proposals for development within or affecting the Special Landscape Area (SLA) or its setting should be carefully designed to ensure they are in keeping with their location in the SLA in terms of density, height, massing, scale, form, siting and materials.</u></p> <p><u>Proposals for development will only be supported if the proposal:</u></p> <ol style="list-style-type: none"> 1. <u>Does not adversely affect the scenic quality of the SLA. Consideration should be taken to protecting important and distinctive views, and protecting remoteness and tranquillity.</u> 2. <u>Does not adversely affect opportunities for access and recreation; and</u> 3. <u>Protects and enhances landscape quality, sense of place and local distinctiveness, including retention and enhancement of features and habitats of significant landscape, historic, ecological and wildlife importance.</u> <p><u>In determining whether a proposed development may affect the SLA, consideration will be given to how the proposed development may impact its setting. Proposals should preserve or enhance those elements that contribute to the SLA’s significance, and development which will adversely affect the setting of the SLA resulting in harm to the significance of the SLA will not be supported.</u></p> <p><u>Proposals within or affecting the SLA or its setting should be accompanied by a Landscape Impact Assessment setting out how the proposal protects and enhances the landscape, taking into account the requirements of this policy.</u></p> <p>Landscape Character Areas New development should be designed in a way that is sensitive to its landscape setting, retaining and enhancing the distinctive qualities of the landscape area in which it is situated. For each Landscape Character Area, planning permission will only be granted if the proposed development would:</p>	Clarification	The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in the SA of the Local Plan 2017; the modification to the policy which refers to the impacts on the Special Landscape Area would reinforce the positive impacts recorded against SA11 ‘To Protect and Enhance the Natural, Semi-Natural and Man-Made

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			<ul style="list-style-type: none"> • Make adequate provision as far as is practicable for the retention of features and habitats of significant landscape, historic, ecological and wildlife importance; • Where possible, enhance the character and qualities of the landscape area through appropriate design and management; • Reflect and enhance local distinctiveness and diversity; and • Provide appropriate landscape mitigation proportionate in scale and design, and/or suitable off-site enhancements. <p>The Policies Map identifies the Special Landscape Area in Calderdale. Within this area, development which would adversely affect landscape quality will not be permitted. Special attention should be paid to conserving and enhancing the visual quality and minimising the environmental impact of development in the area through detailed consideration of the siting, materials and design of the new development.</p>		Landscape'. In addition, the positive impact against SA9 'To Protect and Enhance Biodiversity and Geodiversity' would be further supported by the additional text.													
MM120	166	Policy GN6	In determining the required open space provision, the council will have regard to the type of development proposed and the availability, quality and accessibility of Open Spaces in the area assessed in accordance with the Council's Borough wide open space standards and relevant national standards. <i>In the case of outdoor sports facilities, the Council will also have regard to the most up to date version of the Calderdale Playing Pitch Strategy which provides key information on quantitative shortfalls in sports pitches and the need for qualitative improvements.</i>	Clarification	The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in the SA of the Local Plan 2017													
MM121	168	Para 20.21	<p>Locally, the Calderdale Open Space, Sport and Recreation Study: Open Space Assessment Report (2006) sets the following set open space standards <i>for the Borough</i> which have been were carried forward in the 2015 update. <i>These standards have now been updated to include new quantitative standards and are detailed below:</i></p> <p>Calderdale Open Space, Sport and Recreation Standards</p> <table border="1"> <thead> <tr> <th>Typology</th> <th colspan="2">Standard</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Parks and Gardens</td> <td><i>Quantity</i></td> <td><i>0.8 ha/1000 people</i></td> </tr> <tr> <td><i>Quality</i></td> <td>Score of 60% or higher on qualitative site assessment</td> </tr> <tr> <td><i>Accessibility</i></td> <td>All settlement areas within 400m of small local open space (0.04ha-1ha) and 600m of local park (1.00ha-3.00ha) and 1200m of Borough park (greater than 3ha)</td> </tr> <tr> <td></td> <td><i>Quantity</i></td> <td><i>2.0 ha/1000 people</i></td> </tr> </tbody> </table>	Typology	Standard		Parks and Gardens	<i>Quantity</i>	<i>0.8 ha/1000 people</i>	<i>Quality</i>	Score of 60% or higher on qualitative site assessment	<i>Accessibility</i>	All settlement areas within 400m of small local open space (0.04ha-1ha) and 600m of local park (1.00ha-3.00ha) and 1200m of Borough park (greater than 3ha)		<i>Quantity</i>	<i>2.0 ha/1000 people</i>	Update Clarification	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives
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MM122	170	Policy GN8	<p>Protection of Local Green Spaces Development that would affect the openness and character of a designated Local Green Space will not be permitted other than in very special circumstances, except:-</p> <ul style="list-style-type: none"> ● Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, provided they do not conflict with the purpose of the Local Green Space designation; ● The extension or alteration of a building provided that it does not result in a disproportionate addition over and above the size of the original building; 	Clarification	The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in																																													

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			<ul style="list-style-type: none"> • <u>The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.</u> <p><u>The Council will give special protection to sites designated as Local Green Space that are important to the local community. Development proposed within a Local Green Space will be considered having regard to Green Belt policy.</u></p>		the SA of the Local Plan 2017.
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Mod Ref	Page	Para/Tab le/ Box/Pol icy	Tracked change	Reason for change	Implications for previous SA Findings
MM123	173	Para 21.12- 21.13	<p>21.12 <u>The Council has a number of responsibilities for and contributions to make to, air quality including Environmental Health, Public Health, Highways, Planning and Community Engagement. These combine in our role as place leader, working with communities and other local partners to maximise quality of life in local neighbourhoods. The Council's strategic air quality objectives are:</u></p> <ol style="list-style-type: none"> 1. <u>To have a good understanding of air quality issues in Calderdale so that we can take an intelligence led approach</u> 2. <u>To ensure air quality is considered in everything we do</u> 3. <u>To raise awareness and understanding of air quality in Calderdale</u> 4. <u>To design the physical and natural environment to improve air quality</u> 5. <u>To reduce pollution from vehicle journeys, by reducing the overall number of journeys and increasing use of low emission vehicles</u> 6. <u>To protect the health of those most vulnerable to the harmful effects of air pollution</u> <p><u>Under the local air quality management legislation and guidance, the Council is required to monitor air quality in the Borough. The Environment Act 1995, states eight pollutants that councils must consider as part of a national Air Quality Strategy. These include nitrogen dioxide and fine particles. Monitoring currently focuses on traffic-related nitrogen dioxide. This has been identified as exceeding the air quality objectives in eight areas. These areas have been designated as Air Quality Management Areas (AQMAs). Particulate matter is also being monitored in connection with road traffic emissions.</u></p>	Clarification	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the clarification.

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		<p><u>Most of our nitrogen dioxide monitoring is undertaken using diffusion tubes; however, there are also a number of automatic monitoring sites.</u></p> <p><u>The Local Plan is a key part of the Council’s air quality strategy. Reflecting the above objectives, the Plan aims to improve air quality in the Borough and achieve compliance with legal Air Quality objectives as soon as possible. To achieve this, the strategy of the Plan is firstly to minimise, so far as practicable, air pollution from development in all locations, irrespective of whether there are current or potential exceedances of legal objectives. Secondly, the Plan requires the residual impacts of development on air quality to be mitigated. Thirdly, the Plan requires that development is located and designed in such a way as to protect people from exposure to poor air quality so far as possible .</u></p> <p>The Local Plan affects air quality in a number of ways, including through consideration of what development is proposed and where, the encouragement given to sustainable transport, the potential for compensatory mitigation, and the need to meet <u>legal</u> air quality objectives and limit values. Therefore, in plan making, it is important to consider the impact of development on air quality across the Borough</p> <p>21.13 Individual planning decisions can influence exposure to poor air quality in a number of ways <u>and positively further the Council’s aim of achieving and maintaining compliance with national air quality objectives. It is essential that these air quality objectives are achieved and subsequently maintained if human health is to be protected.</u> In considering proposed developments and the application of policy EN2 the following <u>mitigation measures</u> factors should <u>therefore</u> be considered applied:</p> <ul style="list-style-type: none"> • Siting new buildings and estates so that the need for motorised travel is minimised; • Minimising the exposure of vulnerable groups to air pollution by siting buildings away from busy roads, siting living accommodation away from roadside facades, and ensuring facilities such as schools, nurseries and retirement homes are located in areas where pollution levels will be low; • Avoiding the creation of street and building configurations (such as street canyons, or traffic calming that causes vehicles to break sharply) that encourage pollution to build up where people spend time; • Providing an infrastructure to support low- and zero-emission travel. This could include: cycling and walking routes and points for electric vehicles in residential areas and commercial developments. Furthermore installing the fastest possible broadband connections will reduce the need to travel by facilitating working from home; 		
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			<ul style="list-style-type: none"> • Use of travel plans to reduce the number of motorised trips (this could include parking availability, car clubs and charging facilities for electric vehicles); <p>Planting of appropriate trees and vegetation in open spaces and use of vegetation to create 'green' walls or roofs where this does not restrict ventilation.</p>		
MM124	173	Policy EN2	<p>Policy EN2 Air Quality</p> <p><i>In order to ensure that the effect of development on air quality is minimised so far as practicable, residual impacts are mitigated, compliance with legal Air Quality objectives is achieved as soon as possible, and to support the Council's overall strategy set out in the reasoned justification above,</i> all proposals that have the potential to increase local air pollution either individually or cumulatively must be accompanied by proportionate evidence to show that the impact of the development has been assessed. Assessments must be in accordance with the guidance contained in the West Yorkshire Low Emissions Strategy and Air Quality & Emissions Technical Planning Guidance (or equivalent guidance) where this guidance is relevant to the proposal. In cases where industrial emissions may be introduced or increased an appropriate assessment must be submitted. Proposals that are not accompanied by that evidence or which do not incorporate adequate mitigation measures as indicated by the guidance <u>to secure and maintain compliance with air quality objectives to protect human health</u> will not be permitted.</p> <p><i>In order to meet the requirements of this policy, air quality assessments will be expected to include the following information:</i></p> <ul style="list-style-type: none"> <i>a. Relevant details of the proposed development</i> <i>b. The policy context for the assessment</i> <i>c. Description of the relevant air quality standards and objectives</i> <i>d. The basis for determining significance of effects arising from the impacts</i> <i>e. Details of the assessment methods</i> <i>f. Model verification</i> <i>g. Identification of sensitive locations</i> <i>h. Description of baseline conditions</i> <i>i. Assessment of impacts</i> <i>j. Description of construction phase impacts</i> <i>k. Cumulative impacts and effect</i> 	Clarification	The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in the SA of the Local Plan 2017. The modifications provide additional criteria that would support the positive impacts recorded against SA10 'To Reduce Pollution Levels and CO2 Emissions to Target Levels'. There would be no change to the uncertain impacts

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			<p><u><i>l. Mitigation measures</i></u> <u><i>m. Summary of the assessment results</i></u></p> <p><u><i>Where there is assessed to be an adverse effect on air quality applicants must provide an assessment of Damage Cost of the development to secure additional mitigation measures. The mitigation measures will be secured through Planning Conditions or a Legal Agreement.</i></u></p> <p><u><i>New development in Air Quality Management Areas must be consistent with the Council's Air Quality Action Plan. In these areas development should not materially worsen air quality or undermine strategies and actions to achieve compliance with the air quality objectives in the shortest time possible.</i></u></p> <p><u><i>Where the development introduces new sensitive receptors into Air Quality Management Areas the development must incorporate sustainable mitigation measures that protect the new receptors from unacceptable levels of air pollution as defined in national air quality objectives. Where sustainable mitigation measures cannot be introduced which to prevent receptors from being exposed to such risks, unacceptable levels of air pollution, development will not be permitted.</i></u></p>	<p>recorded against SA8 and the 'Effect of Traffic on the Environment', as the policy is unlikely to result in a reduction in traffic levels, rather the policy aims to manage the air quality within the Borough. The other overall uncertain impact was recorded against SA12 and the 'Prudent and Efficient Use of Natural Resources and Energy' as a significant part of reducing greenhouse gas emissions would involve increased use of renewable and</p>
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					low carbon energy, alongside energy efficient developments, although these elements are dealt with elsewhere in the Local Plan.
MM125	173	Table 21.1	Outcomes: A reduction in air pollution to within lawful limits in a specified timeframe <u>the Plan Period; an overall improvement to air quality in all parts of Calderdale over the Plan period.</u>	Clarification	
MM126	176	Para 22.9	The LAA is prepared jointly by the West Yorkshire MPAs and is based on a rolling average of 10 years' sales data and other relevant local information and an assessment of all supply options (including marine dredged, secondary and recycled aggregate sources). The most recent West Yorkshire LAA was approved in 2016 <u>2021</u> and combines the aggregate data at a sub regional level for the years 2015-2019 and 2020 .	Update	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the update.
MM127	176	22.11	The Borough has a number of sandstone quarries, some of which produce crushed rock as a by-product of the building stone product, although the actual tonnages produced at the majority of sites is small. Subsequent permissions have been granted for extensions to existing sandstone quarries; planning statements accompanying the applications indicate that these will continue to produce some crushed rock, ensuring Calderdale continues to make a contribution to the sub regional crushed rock apportionment. The West Yorkshire LAA identified that the 10 year average sales figure is around the 0.86 <u>0.92</u> million tonnes (mt) mark for West Yorkshire, and based on reserves of some 29.82mt <u>36.96</u> mt this would mean a land bank of some 34 33 years. and 8 months.	Update	The revised text is an update to supporting text and included for clarification purposes. There are no substantive

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															implications for the SA Objectives resulting from the update.
MM128	176	Table 22.1	West Yorkshire Crushed Rock Sales 2007-2016 <u>2011-2020</u>										Update	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the update.	
				2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Ten-Year average	
			Crushed Rock Sales (mt)	1.1	0.9	0.9	0.53	0.43	0.79	0.78	1.03	1.03	1.1	0.86	
				<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>Ten Year average</u>	
			<u>Crushed Rock Sales (mt)</u>	<u>0.43</u>	<u>0.79</u>	<u>0.78</u>	<u>1.03</u>	<u>1.03</u>	<u>1.10</u>	<u>1.03</u>	<u>1.04</u>	<u>0.86</u>	<u>1.07</u>	<u>0.92</u>	
MM129	176	Table 22.2	Table 22.2 West Yorkshire Crushed Rock Landbank										Update	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the update.	
			Crushed Rock reserves as at 31/12/16	10-year Crushed Rock Sales Average			Crushed Rock Landbank (Based on Average Sales)								
			29.82	0.86mt			34 years and 8 months								
			<u>Crushed Rock reserves as at 31/12/2020</u>	<u>Annual sales average 2011-2020</u>			<u>22% Uplifted Aggregate Apportionment</u>		<u>Landbank</u>						
			<u>36.96mt</u>	<u>0.92mt</u>			<u>1.12 mt</u>		<u>33 years</u>						
			<i>Table note: an uplift factor has been applied to the 10 year aggregate sales averages for the purpose of calculating the West Yorkshire Aggregate Landbank. This uplift represents an estimate of the increase in aggregate sales which would be required to deliver on planned future housing growth and associated infrastructure demands. (WYLAA, 2021).</i>												

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MM130	176/177	Table 22.3	<p>Table 22.3 Proportion of Aggregate Consumption Met by Imports 2019 NB Figures relate to 2009 and are in thousands of tonnes</p> <table border="1" data-bbox="526 288 1657 416"> <thead> <tr> <th>Aggregate</th> <th>Consumption</th> <th>% of Consumption met by Imports</th> </tr> </thead> <tbody> <tr> <td>Sand and Gravel</td> <td>810</td> <td>94%</td> </tr> <tr> <td>Crushed Rock</td> <td>2,332</td> <td>80%</td> </tr> </tbody> </table> <p><u>Table 22.3 Proportion of Aggregate Consumption Met by Imports 2019</u></p> <table border="1" data-bbox="526 576 1590 679"> <thead> <tr> <th><u>Aggregate</u></th> <th><u>Consumption 2019 (thousand tonnes)</u></th> <th><u>% Consumption met by imports 2019</u></th> </tr> </thead> <tbody> <tr> <td><u>Sand and Gravel</u></td> <td><u>466</u></td> <td><u>100%</u></td> </tr> <tr> <td><u>Crushed Rock</u></td> <td><u>2342</u></td> <td><u>96%</u></td> </tr> </tbody> </table>	Aggregate	Consumption	% of Consumption met by Imports	Sand and Gravel	810	94%	Crushed Rock	2,332	80%	<u>Aggregate</u>	<u>Consumption 2019 (thousand tonnes)</u>	<u>% Consumption met by imports 2019</u>	<u>Sand and Gravel</u>	<u>466</u>	<u>100%</u>	<u>Crushed Rock</u>	<u>2342</u>	<u>96%</u>	Update	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the update.
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<u>Crushed Rock</u>	<u>2342</u>	<u>96%</u>																					
MM131	177	Para 22.16	<p>Table 22.3 sets out that approximately 94% <u>100%</u> of the sand and gravel consumed in West Yorkshire is imported from outside the sub region. As the Borough is not considered to have viable reserves of sand and gravel, there is a need to ensure that, as with high specification crushed rock, a continuation of supply can be secured from outside the sub region. The LAA (2021) states that the West Yorkshire sand and gravel landbank is <u>7 1 year and 6 months</u>. In terms of those areas that export sand and gravel to the sub region, although the North Yorkshire LAA sets out potential mid term supply issues for sand and gravel, it does acknowledge that there is continuing industry interest in securing new permissions and this implies that the remaining sand and gravel resources within North Yorkshire is present in quantities capable of continuing to supply a significant proportion of West Yorkshire's requirement in the short to medium term, subject to these permissions being granted. Although the South Yorkshire LAA considers that it is unlikely flows of sand and gravel into West Yorkshire will be sustained in the future, there is the potential for the substantial remaining reserves of limestone to play a role in meeting West Yorkshire's future demands for concreting and other non-concreting construction projects. <u>The West Yorkshire LAA (2019 2021) sets out that the majority of sand and gravel consumed in West Yorkshire is imported from Durham and North Yorkshire. Lesser, but still potentially significant, quantities of sand and gravel also thought to be transported into West Yorkshire from East Yorkshire, Nottinghamshire, Lincolnshire, Cheshire and Doncaster. The LAA (2021) sets out that in relation to imports of crushed rock , the Yorkshire Dales National Park remains far and away the most important supplier, accounting for over 50% of the crushed rock aggregates consumed within West Yorkshire. Significant quantities of crushed rock aggregates are also supplied from the East Midlands</u></p>	Update	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the update.																		

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			<p><u>(Derbyshire, The Peak District and Leicestershire), with lesser, but still significant, quantities supplied from the North-East, North Yorkshire, South Yorkshire and the North-West.</u></p> <p><u>The LAA concludes that it is clear, that planning for continuity in the supply of the aggregates consumed in West Yorkshire is far more dependent upon effectively cooperating with neighbouring authorities and safeguarding minerals transportation infrastructure than managing aggregate supplies within West Yorkshire itself. It is also clear that the future of aggregate extraction within the Yorkshire Dales National Park is of key strategic economic importance to West Yorkshire. The LAA goes on to set out that Under the Duty to Corporate the West Yorkshire authorities should seek agreement with the Minerals Planning Authorities for the areas which are the main sources of the aggregates supplied into West Yorkshire, to ensure that these authorities continue to provide for sustainable supplies of aggregates into West Yorkshire in their Local Plans.</u></p>		
MM132	179	Policy MS2	<p>In order to protect mineral reserves from sterilisation from non mineral development, the Council designates Mineral Safeguarding Areas (MSA) for the following resources:</p> <ul style="list-style-type: none"> • Sandstone; • Coal; • Brickclay and Fireclay; <p>All non-minerals development proposals that fall within the MSA will be encouraged to explore the potential for prior extraction. Except for exempt development <u>Other than the exempt developments</u> defined in Box 1 below, all proposals will be required to carry out a site-specific mineral resource assessment, which shall identify if <u>whether</u> a mineral is present, in what quantity, and whether development would sterilise the mineral lying under the site or adjacent to it. Permission will be refused unless it can be evidenced that <u>at least one of the following criteria can be met:</u></p> <p><u>i</u> The proposed development outweighs the requirement to extract the mineral;</p> <p><u>ii</u> The mineral resources are not present or have been previously extracted;</p> <p><u>iii</u> The mineral resources identified are of no economic value;</p> <p><u>iv</u> It is not viable to extract the potential resource;</p> <p><u>v</u> Prior extraction of minerals would cause unacceptable impacts on neighbouring uses, local amenity and other environmental assets.</p> <p>Where non-mineral development is proposed, prior extraction of the mineral resource is especially encouraged as part of regeneration, land remediation or where it would assist any land stabilisation schemes.</p>	Clarification	The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in the SA of the Local Plan 2017.

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			<p>Non_minerals development proposed in former building stone quarries will be required to evidence that the remaining resources are not of sufficient quality or quantity to make provision for prior extraction. Mineral Allocations and working mineral sites are included within the MSA and identified on the Policies Map. The Council will also safeguard areas within 500m of the MSA as a buffer to safeguard the resource from the impact of development in its vicinity.</p> <p><u>Applications for non-mineral development in the MSA Buffer Zone will be expected to demonstrate how they have mitigated the development to ensure that any future mineral extraction within the MSA shall not be compromised.</u></p> <p>Exempt Development from MSA Requirements</p> <ul style="list-style-type: none"> • Applications for advertisement consent; • Applications for alterations and extensions to existing buildings and for change of use of existing development; • Applications for reserved matters; • Prior notifications; • Certificates of Lawfulness of Existing Use or Development (CLEUD); • Certificates of Lawfulness of Proposed Use or Development (CLOPUD); • Applications for works to trees; • Applications within urban areas affected by the coal and Brick Clay / Fireclay safeguarding areas, where the development does not constitute ‘major development’ as defined by the Town and Country Planning (General Development Management Procedure) (England) Order 2015 (Article 2) 																				
MM133	182/183	Policy MS5	<p>Mineral Allocations</p> <p>A) The following table is a list of the existing mineral sites for allocation in the Local Plan.</p> <p>Table 22.8 Mineral Allocations - Existing Mineral Sites</p> <table border="1"> <thead> <tr> <th>Local Plan Site Ref</th> <th>Site Name</th> <th>Status</th> <th>Commodity</th> <th>Aggregates</th> <th>Site Area (ha)</th> </tr> </thead> <tbody> <tr> <td>MLP1</td> <td>Ashgrove Clay Works</td> <td>Inactive</td> <td>Fireclay</td> <td>No</td> <td>60.9</td> </tr> <tr> <td>MLP2</td> <td>Beacon Lodge</td> <td>Active <u>Inactive</u></td> <td>Sandstone</td> <td>Yes</td> <td>1.8</td> </tr> </tbody> </table>	Local Plan Site Ref	Site Name	Status	Commodity	Aggregates	Site Area (ha)	MLP1	Ashgrove Clay Works	Inactive	Fireclay	No	60.9	MLP2	Beacon Lodge	Active <u>Inactive</u>	Sandstone	Yes	1.8	Update	The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in the SA of the Local Plan 2017..
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APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

			MLP3	Calder Brick Works N	Active <u>Inactive</u>	Clay & Shale	No	31.7		
			MLP4	Calder Brick Works S	Inactive	Clay & Shale	No	9.9		
			MLP5	Clockface Quarry	Active <u>Exhausted</u> <u>Undergoing restoration</u>	Sandstone	No	17.1		
			MLP6	Corporal Lane , Shelf	Active	Fireclay	No	18.2		
			MLP7	Cromwell Quarry	Active	Sandstone	Yes	36.5		
			MLP8	Crownest Quarry, Hipperholme	Inactive	Sandstone	No	4.6		
			MLP9	Delph Hill Quarry	Active <u>Area C not worked</u> <u>A&B Restored</u>	Sandstone	Yes	11.1		
			MLP10	Elland Edge Quarries	Active	Sandstone	Yes	10.3		
			MLP11	Fly Delph	Active	Sandstone	Yes	3.4		
			MLP12	Hunter Hill Quarry	Active	Sandstone	No	6.8		
			MLP13	Marsh Hill Quarry	Active	Sandstone	No	0.89		
			MLP14	Mount Tabor Quarry	Active <u>Inactive</u>	Sandstone	Yes	0.7		
			MLP15a	Northowram Hills Quarry. Larger area of quarry	Active	Sandstone	Yes	4.6		

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			worked out, although subject to a S106 agreement					
		MLP15 b	Northowram Hills Quarry	Active	Sandstone	Yes	0.9	
		MLP16	Pasture House Quarry	Active	Sandstone	Yes	12.1	
		MLP17	Pinnar Lane Quarry	Active	Sandstone	Yes	9.3	
		MLP18	Pond Quarry, Halifax Road, Brighouse	Active	Sandstone	Yes	2.9	
		MLP19	Pond Quarry, Granny Hall Lane, Brighouse	Dormant <u>Exhausted</u>	Sandstone	No	0.6	
		MLP20	Ringby Quarry, Swalesmoor Road, Halifax	Active <u>Inactive</u>	Sandstone	Yes	3.7	
		MLP21	Rock End Moor Delph	Active	Sandstone	No	0.5	
		MLP22	Scout Quarry	Active	Sandstone	Yes	5.8	
		MLP23	Spaniard Hall Quarry	Active	Fireclay	No	18.7	
		MLP24	Spring Hill Quarry	Active	Sandstone	Yes	0.9	
		MLP25	Squire Hill Quarry	Active	Sandstone	Yes	3.7	
		MLP26	Sunny Bank Quarries	Active	Sandstone	No	3.0	
		MLP27	Thumpus Quarry	Active	Sandstone	No	2.6	

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

				<u>Under Restoration</u>																														
			MLP28	White Rock	Inactive	Sandstone	Yes	3.5																										
			<p>B) The following table lists the new mineral sites in the Local Plan. Sites MLP29 and MLP30 are extensions to an existing quarry at Pasture House Farm, Southowram, whilst MLP31 is allocated in order to safeguard minerals related infrastructure. A full site assessment can be viewed in the Minerals Evidence Report.</p> <p style="text-align: center;">New Mineral Sites</p> <table border="1"> <thead> <tr> <th>Local Plan Site Ref</th> <th>Site Name</th> <th>Status</th> <th>Commodity</th> <th>Aggregates</th> <th>Site Area (ha)</th> </tr> </thead> <tbody> <tr> <td>MLP29</td> <td>Pasture House Quarry site a</td> <td>New Allocation</td> <td>Sandstone</td> <td>Yes</td> <td>11.1</td> </tr> <tr> <td>MLP30</td> <td>Pasture House Quarry site b</td> <td>New Allocation</td> <td>Sandstone</td> <td>Yes</td> <td>4.5</td> </tr> <tr> <td>MLP31</td> <td>Concrete Batching Plant, West Lane, Southowram</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>21.1</td> </tr> </tbody> </table>						Local Plan Site Ref	Site Name	Status	Commodity	Aggregates	Site Area (ha)	MLP29	Pasture House Quarry site a	New Allocation	Sandstone	Yes	11.1	MLP30	Pasture House Quarry site b	New Allocation	Sandstone	Yes	4.5	MLP31	Concrete Batching Plant, West Lane, Southowram	N/A	N/A	N/A	21.1		
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MM134	198	23.19	<p>In allocating the Sharneyford site and the Swalesmoor Farm site, alongside the sites at Wakefield Road and Stainland Road, <i>three waste sites W1, W2, and W3</i> the Local Plan provides sufficient allocations <u>capacity of 4.55ha</u> to meet the <i>forecasted waste capacity</i> scenarios presented in the Waste Data Report Update. <u>There is the potential of additional capacity on site W4 on Land North</u></p>				Update	The revised text is an update to supporting text and included for clarification																										

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

			<i>of Holmfield Industrial Estate.</i> This is in addition to the spare capacity that exists in a number of the existing operational sites, which will also be safeguarded in the Local Plan.		purposes. There are no substantive implications for the SA Objectives resulting from the update.																																								
MM135	200	WA2	<p>New Waste Facilities: The following sites are allocated for waste facilities:</p> <table border="1"> <thead> <tr> <th>Site Ref. No.</th> <th>Site Location</th> <th>Total Score</th> <th>Site Area (ha)</th> </tr> </thead> <tbody> <tr> <td>WLP1</td> <td>Bacup Road, Sharneyford, Todmorden</td> <td>785</td> <td>3.15</td> </tr> <tr> <td>WLP2⁽⁺⁾</td> <td>Swalesmoor Farm, Ploughcroft, Boothtown, Halifax</td> <td>730</td> <td>9.74</td> </tr> <tr> <td>WLP3</td> <td>Stainland Road, Salterhebble, Halifax</td> <td>635</td> <td>1.55</td> </tr> <tr> <td>WLP4</td> <td>Land / Premises at Wakefield Road, Brighouse</td> <td>760</td> <td>0.98</td> </tr> </tbody> </table> <p>¹ This site requires a Heritage Impact Assessment</p> <table border="1"> <thead> <tr> <th><u>Site Ref. No (publication version and CC158)</u></th> <th><u>Site Ref No. Modifications</u></th> <th><u>Site Location</u></th> <th><u>Site Area (ha)</u></th> <th><u>Indicative Developable Area (ha)</u></th> </tr> </thead> <tbody> <tr> <td><u>WLP1</u></td> <td><u>W1</u></td> <td><u>Bacup Road Sharneyford, Todmorden</u></td> <td><u>3.15</u></td> <td><u>1.48</u></td> </tr> <tr> <td><u>133</u></td> <td><u>W2</u></td> <td><u>Lacy Way, Lowfields, Elland</u></td> <td><u>2.27</u></td> <td><u>2.27</u></td> </tr> <tr> <td><u>436</u></td> <td><u>W3</u></td> <td><u>Atlas Mill Road, Brighouse</u></td> <td><u>2.08</u></td> <td><u>0.8</u></td> </tr> </tbody> </table>	Site Ref. No.	Site Location	Total Score	Site Area (ha)	WLP1	Bacup Road, Sharneyford, Todmorden	785	3.15	WLP2 ⁽⁺⁾	Swalesmoor Farm, Ploughcroft, Boothtown, Halifax	730	9.74	WLP3	Stainland Road, Salterhebble, Halifax	635	1.55	WLP4	Land / Premises at Wakefield Road, Brighouse	760	0.98	<u>Site Ref. No (publication version and CC158)</u>	<u>Site Ref No. Modifications</u>	<u>Site Location</u>	<u>Site Area (ha)</u>	<u>Indicative Developable Area (ha)</u>	<u>WLP1</u>	<u>W1</u>	<u>Bacup Road Sharneyford, Todmorden</u>	<u>3.15</u>	<u>1.48</u>	<u>133</u>	<u>W2</u>	<u>Lacy Way, Lowfields, Elland</u>	<u>2.27</u>	<u>2.27</u>	<u>436</u>	<u>W3</u>	<u>Atlas Mill Road, Brighouse</u>	<u>2.08</u>	<u>0.8</u>	Update	New SA carried out due to extent of change to Waste allocations. See Appendix 4C
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MM136	200	Policy WA3	<p>Safeguarded Waste Sites</p> <p>There are a number of existing operational waste sites that operate in the Borough and contribute to the provision of the network of waste facilities <i>set out in Policy WA5</i>. It is important that these sites are safeguarded to ensure the Borough continues to have the ability to reduce both the amounts of waste ending up in landfill and the levels of waste it exports elsewhere.</p> <p>Alternative uses proposed for Safeguarded Waste Sites that result in a loss of an existing or allocated waste management facility must be accompanied by the following <i>evidence</i>:</p> <ul style="list-style-type: none"> • evidence setting out <i>Qualitative assessment of</i> how much waste management capacity would be lost as a result of the proposal; <i>and</i> • the impact on the Borough's waste management capacity and justification for the loss of capacity; • That the proposed development does not prejudice the implementation of the waste hierarchy; and the effective operation of such facilities would not be compromised • <i>it can be demonstrated that there is no longer a need for the facility or capacity can be met elsewhere in the district; or</i> • <i>the need for the non-waste development overrides the need for safeguarding</i> <p>Policy WA3 will also apply to Local Plan waste allocations that are developed within the lifetime of the plan.</p>	Update	The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in the SA of the Local Plan 2017.					
MM137	201	Policy WA4	<p>Applications for new waste management facilities should prioritise sites be located on previously developed land, sites identified for employment uses, and redundant agricultural and forestry buildings and their curtilages. All applications for new or extended waste management facilities will be required to provide evidence that the proposal would not give rise to unacceptable impacts on people or the environment. Therefore the following criteria will apply:</p> <p>i proposals will be required to avoid unacceptable impacts on the local environment including noise, dust, air quality, vibration, odour, litter, contamination, attraction of vermin or birds; in particular, the following will be assessed:</p>	Update	The proposed modifications to the policy do not result in any changes to the SA of the policy carried out in					

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

			<p>ii the proposal does not create unacceptable impacts on water resources and the natural water environment, groundwater levels, water quality, flood risk, along with the capacity of flood storage or existing flood defence structures;</p> <p>iii the proposal will not give rise to unacceptable impacts on those elements which contribute to the significance of a heritage asset, including its setting;</p> <p>iv the proposal respects the surrounding landscape character, being of a scale, form and design appropriate to its location and setting;</p> <p>v biodiversity and geodiversity, including sites subject to European, national and local statutory protection, will suffer no unacceptable impacts as a result of the proposal;</p> <p>vi evidence as to the ability of the existing highway network to safely accommodate the traffic generated;</p> <p>vii the impact on Potentially Unstable Land;</p> <p>viii no unacceptable impacts result from a cumulative impact of waste management facilities in a particular location;</p> <p>ix additional information concerning the operation of the facility will be required, including hours of operations, traffic movements, vehicle cleansing, loading, and unloading arrangements;</p> <p>x the proposal is consistent with other policies in the Local Plan.</p>		the SA of the Local Plan 2017.																																	
MM138	Policy WA5	<p><u>Existing Waste Management Facilities</u> <i>The Council has a number of existing major waste facilities which are identified below and on the Proposals Map.</i></p> <table border="1"> <thead> <tr> <th><u>Site category</u></th> <th><u>Facility Type</u></th> <th><u>Facility Name</u></th> <th><u>Site Ref</u></th> </tr> </thead> <tbody> <tr> <td rowspan="4"><u>Metal Recycling Site</u></td> <td><u>Car Breaker</u></td> <td><u>Dam Top Works, Ripponden</u></td> <td><u>WEX1</u></td> </tr> <tr> <td><u>Car Breaker</u></td> <td><u>Fairlea Mill, Halifax</u></td> <td><u>WEX2</u></td> </tr> <tr> <td><u>Car Breaker</u></td> <td><u>Calder Mill, Hebden Bridge</u></td> <td><u>WEX3</u></td> </tr> <tr> <td><u>Metal Recycling</u></td> <td><u>Land / Premises at Exmoor Street, Halifax</u></td> <td><u>WEX4</u></td> </tr> <tr> <td><u>Processing</u></td> <td><u>Paper Recycling</u></td> <td><u>Stainland Board Mill, Hollywell Green</u></td> <td><u>WEX5</u></td> </tr> <tr> <td rowspan="4"><u>Transfer</u></td> <td><u>Household Waste Recycling centre</u></td> <td><u>Ainleys (Elland) HWRC</u></td> <td><u>WEX6</u></td> </tr> <tr> <td></td> <td><u>Atlas Mill, Brighouse HWRC</u></td> <td><u>WEX7</u></td> </tr> <tr> <td></td> <td><u>Eastwood, Todmorden HWRC</u></td> <td><u>WEX8</u></td> </tr> <tr> <td></td> <td><u>Lee Bank, Halifax HWRC</u></td> <td><u>WEX9</u></td> </tr> </tbody> </table>	<u>Site category</u>	<u>Facility Type</u>	<u>Facility Name</u>	<u>Site Ref</u>	<u>Metal Recycling Site</u>	<u>Car Breaker</u>	<u>Dam Top Works, Ripponden</u>	<u>WEX1</u>	<u>Car Breaker</u>	<u>Fairlea Mill, Halifax</u>	<u>WEX2</u>	<u>Car Breaker</u>	<u>Calder Mill, Hebden Bridge</u>	<u>WEX3</u>	<u>Metal Recycling</u>	<u>Land / Premises at Exmoor Street, Halifax</u>	<u>WEX4</u>	<u>Processing</u>	<u>Paper Recycling</u>	<u>Stainland Board Mill, Hollywell Green</u>	<u>WEX5</u>	<u>Transfer</u>	<u>Household Waste Recycling centre</u>	<u>Ainleys (Elland) HWRC</u>	<u>WEX6</u>		<u>Atlas Mill, Brighouse HWRC</u>	<u>WEX7</u>		<u>Eastwood, Todmorden HWRC</u>	<u>WEX8</u>		<u>Lee Bank, Halifax HWRC</u>	<u>WEX9</u>	Update	New Policy – SA carried out see Appendix 4C
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				<u>Meerclough Rd, Sowerby Bridge</u>	<u>WEX10</u>			
				<u>HWRC</u>				
			<u>Non Hazardous Waste Transfer</u>	<u>Belmont industrial Estate, Sowerby Bridge</u>	<u>WEX11</u>			
				<u>Halifax Transfer Station (also HWRC), Lee Bank</u>	<u>WEX12</u>			
				<u>Unit 6 Woodman Works, South Lane, Elland</u>	<u>WEX13</u>			
				<u>Composting</u>	<u>Far Shawcroft Farm, Akroyd Lane, Wadsworth, Hebden Bridge</u>	<u>WEX14</u>		
					<u>Sharneyford Works, Bacup Road, Todmorden</u>	<u>WEX15</u>		
			<u>Material Recycling Facility</u>	<u>High Level Way Material Recycling Facility, Pellon Lane Halifax</u>	<u>WEX16</u>			
			<u>Non Hazardous Waste Transfer (Treatment)</u>	<u>Balkram Edge Farm, Mount Tabor, Halifax</u>	<u>WEX17</u>			
				<u>Stanley Works, Lucy Street, Halifax</u>	<u>WEX18</u>			
				<u>Yard 1, George Street, Brighouse</u>	<u>WEX19</u>			
			<u>Physical – Chemical Treatment</u>	<u>Swalesmoor Farm, Swalesmoor Road, Boothtown, Halifax,</u>	<u>WEX20</u>			
				<u>Brighouse Upper Sludge Treatment Facility</u>	<u>WEX21</u>			
			<u>WEEE Treatment Facility</u>	<u>North Dean Business Park, Stainland Road, Halifax</u>	<u>WEX22</u>			
				<u>Unit 10-17, Ashday Works Business Park Elland Road Brighouse</u>	<u>WEX23</u>			
				<u>North Dean Business Park, Halifax, West Yorkshire</u>	<u>WEX24</u>			

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			<u>Inert Waste Transfer / Treatment</u>	<u>Wood Top Quarry, Swales Moor Road, Halifax</u>	<u>WEX25</u>			
			<u>Landfill</u>	<u>Inert Landfill</u>	<u>Clockface Quarry</u>	<u>WEX26</u>		
<p><i>Note: The list is made up of active waste sites according to Environment Agency Data In addition to these sites, there are a number of smaller waste sites that contribute to managing waste in Calderdale; although not shown on the proposals map, such waste management sites will protected in line with the waste policies in the Local Plan.</i></p>								

Annexes

Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings												
MM139	202-210	Annex 1 Car & bicycle parking standards	<table border="1"> <thead> <tr> <th colspan="3">Table 1.1 Car Parking Guidelines</th> </tr> <tr> <th>USE CLASS</th> <th>TYPE OF DEVELOPMENT</th> <th>PARKING GUIDELINES: Parking for Disabled Users is ADDITIONAL to this Maximum (See Note 1) 1 space per xx sq.m Gross</th> </tr> </thead> <tbody> <tr> <td>A4</td> <td>SHOPS</td> <td></td> </tr> <tr> <td></td> <td>Food Retail - Under 500 sq.m</td> <td> <ul style="list-style-type: none"> 35 sq.m </td> </tr> </tbody> </table>	Table 1.1 Car Parking Guidelines			USE CLASS	TYPE OF DEVELOPMENT	PARKING GUIDELINES: Parking for Disabled Users is ADDITIONAL to this Maximum (See Note 1) 1 space per xx sq.m Gross	A4	SHOPS			Food Retail - Under 500 sq.m	<ul style="list-style-type: none"> 35 sq.m 	Update	The revised text is an update to supporting text and included for update purposes. There are no substantive implications for the SA Objectives
Table 1.1 Car Parking Guidelines																	
USE CLASS	TYPE OF DEVELOPMENT	PARKING GUIDELINES: Parking for Disabled Users is ADDITIONAL to this Maximum (See Note 1) 1 space per xx sq.m Gross															
A4	SHOPS																
	Food Retail - Under 500 sq.m	<ul style="list-style-type: none"> 35 sq.m 															

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

				Food Retail - 500 to 999 sq.m	<ul style="list-style-type: none"> • 20 sq.m 	resulting from the update.
				Food Retail - 1,000 sq.m or over	<ul style="list-style-type: none"> • URBAN: 14 - 25 sq.m • RURAL: 14 - 20- sq.m 	
				Non-Food Retail - Under 1,000 sq.m	<ul style="list-style-type: none"> • 25 sq.m 	
				Non-Food Retail - 1,000 sq.m or over	<ul style="list-style-type: none"> • URBAN: 25 - 60 sq.m • RURAL: 20 - 30 sq.m 	
			A2	FINANCIAL AND PROFESSIONAL SERVICES		
				Under 2,500 sq.m	<ul style="list-style-type: none"> • 35 sq.m 	
				2,500 sq.m or over	<ul style="list-style-type: none"> • URBAN: 35 - 60 sq.m • RURAL: 35 sq.m 	
			A3	FOOD AND DRINK <u>CAFÉS AND RESTAURANTS</u>	<ul style="list-style-type: none"> • In settlements defined on the Policies Map - 5 sq.m • Green Belt and the area Around Todmorden - 3.5 sq.m <p>(The different maximum recognise that within urban areas, opportunities for walking to these facilities are much greater than within rural areas,</p>	

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

				where the preponderance to use a vehicle may be greater).
			<u>PUBS, DRINKING ESTABLISHMENTS, TAKE AWAYS</u>	<p><i>If there is sufficient public car parking available in close proximity, parking within the site will not normally be required unless dictated by local conditions.</i></p> <p><i>Parking within the site curtilage is required where there are parking restrictions in the vicinity. The number of spaces required will be informed by the Transport Statement submitted with the planning application.</i></p>
			B4	BUSINESS
				Under 2,500 sq.m
				<ul style="list-style-type: none"> • 30 sq.m (All areas)
				Over 2,500 sq.m
				<ul style="list-style-type: none"> • URBAN: 30 - 60 sq.m • RURAL: 30 sq.m
			B2	GENERAL INDUSTRY
				<ul style="list-style-type: none"> • URBAN: 50 - 75 sq.m • RURAL: 30 - 50 sq.m
			B8	WAREHOUSING
				<ul style="list-style-type: none"> • 250 sq.m
			MIXED USE	MIXED USE DEVELOPMENTS
				These should provide parking to meet the needs of each element of the development within the Maximum Allowances set out in this Policy.

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			C1	HOTELS	<ul style="list-style-type: none"> 1 space per 4 staff (likely to be present at any one time); PLUS 1 space per bedroom 		
			C2	RESIDENTIAL INSTITUTIONS			
			-	HOSPITALS (Levels of parking at hospitals may be varied in accordance with the Transport Assessment and Travel Plan)	<ul style="list-style-type: none"> 1 space per 4 staff (likely to be present at any one time); PLUS 1 space per 4 daily visitors. 		
			-	NURSING HOMES / RESIDENTIAL HOMES	<ul style="list-style-type: none"> 1 space per 4 staff (likely to be present at one time); PLUS 1 space per 5 bedrooms 		
			C3	DWELLING HOUSES	<p>NOTE:</p> <p>For residential uses, given the problems with footway parking and other inconsiderate parking on new developments with low levels of off-street parking, raising concerns about road safety and the free flow of traffic, these standards should be treated as minimum.</p> <p>Provision of parking for residential developments should be within curtilage except where communal parking is proposed.</p>		

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

			-	ALL HOUSES, DWELLINGS FLATS AND APARTMENTS	<ul style="list-style-type: none"> • 1 space per dwelling PLUS • 1 space per dwelling where parking is available within the curtilage of the dwelling otherwise 1 space per 2 dwellings, (giving a total of 1.5 spaces per dwelling on developments where communal parking is provided). These numbers can further be considered as part of the transport assessment supporting the development proposals and should not be regarded as maximum allowances. • Larger dwellings, in excess of 5 bedrooms will be assessed separately. • Lower provision of residential parking will generally be acceptable in more sustainable locations such as Town Centres or in locations of high accessibility. 		
				SHELTERED HOUSING	<ul style="list-style-type: none"> • 1 space per 2 units PLUS • 1 per 4 units for visitors 		
				Houses in Multiple Occupation (HMOs)	<ul style="list-style-type: none"> • 1 space per 4 units 		

Table 1.2 Car Parking Standards for Non-Residential Institutions		
USE CLASS	TYPE OF DEVELOPMENT	PARKING GUIDELINES.
D4	NON-RESIDENTIAL INSTITUTIONS	
NOTE: Levels of parking at schools and colleges to be assessed under the Transport Assessment and Travel Plan	PRIMARY SCHOOLS	<ul style="list-style-type: none"> • 1 space per 2 staff PLUS • 5 spaces for visitors
	SECONDARY SCHOOLS	<ul style="list-style-type: none"> • 1 space per 2 staff PLUS • 10 spaces for visitors
	FURTHER EDUCATION AND COLLEGES	<ul style="list-style-type: none"> • 1 space per 2 staff PLUS • 1 per 15 Full time Students
	HEALTH CENTRES / SURGERIES	<ul style="list-style-type: none"> • 3 spaces per consulting room
	DAY NURSERIES / CRECHES	<ul style="list-style-type: none"> • 1 space per 2 staff members (likely to be present at any one time) • PLUS no more than 4 spaces for visitors. Parking on-street may be acceptable
	LIBRARIES	<ul style="list-style-type: none"> • 1 space per 25 sq.m

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				PLACES OF WORSHIP	<ul style="list-style-type: none"> • 1 space per 25 sq.m
				MUSEUMS	<ul style="list-style-type: none"> • 1 space per 3 staff (likely to be present at any one time); PLUS • 1 space per 10 patrons expected to be present at any time.
			D2	ASSEMBLY AND LEISURE	
			-	CINEMAS, THEATRES, CONCERT HALLS AND CONFERENCE FACILITIES	<ul style="list-style-type: none"> • URBAN: 1 space per 5 - 10 seats • RURAL: 1 space per 5 seats
			-	STADIA	<ul style="list-style-type: none"> • 1 space per 15 seats • Sufficient parking for coaches should be provided to the satisfaction of the Council taking account of the Transport Assessment and Travel Plan and be designed/managed as a resource separate from car parking.
			-	SPORTS FACILITIES	<ul style="list-style-type: none"> • Generally - 1 space per 3 staff likely to be present at any one time

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

					<ul style="list-style-type: none"> PLUS as follows for each sporting activity below 		
			-	Outdoor Facilities	<ul style="list-style-type: none"> 1 space per 2 players expected to be present at any time 		
				Sports Halls	<ul style="list-style-type: none"> 1 space per 10 sq.m 		
				Squash/Tennis Clubs	<ul style="list-style-type: none"> 2 spaces per court 		
				Swimming Pools	<ul style="list-style-type: none"> 1 space per 10 sq.m pool area 		
				Spectator Area	<ul style="list-style-type: none"> 1 space per 15 seats 		
				<p>OTHER D2 USES</p> <p><i><u>Other assembly and leisure uses</u></i></p>	<ul style="list-style-type: none"> URBAN: 1 space per 22 - 100 sq.m RURAL: 1 space per 22 - 25 sq.m <p>The above stipulations are for guidance and the requirement should be calculated from first principles in the Transport Statement or Assessment.</p>		
			OTHER USES	OTHER USES OUTSIDE THE USE CLASSES ORDER			

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

				Private Hire Operating Centres	<ul style="list-style-type: none"> • 1 space per vehicle operating from the centre (This applies in all areas). 		
			–	Hostels	<ul style="list-style-type: none"> • 1 space per 4 staff (likely to be present at any one time); PLUS • 1 space per 4 residents; 		
			–	Auction rooms	<ul style="list-style-type: none"> • 1 space per 2 sq.m standing room or 1 space per 4 seats 		
				Car Repairs and Car Workshops	<ul style="list-style-type: none"> • 1 space per 2 staff (likely to be present at any one time); PLUS • 3 spaces per maintenance bay 		
				Car Sales	<ul style="list-style-type: none"> • 1 space per 2 staff (likely to be present at any one time); PLUS • 1 space per 6 vehicles for sale. 		
				Petrol Filling Stations	<ul style="list-style-type: none"> • 1 space per 2 staff likely to be present at any one ti 		
<p>Table 1.3 Bicycle Parking Guidelines</p>							

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

USE CLASS	TYPE OF DEVELOPMENT	MINIMUM PARKING GUIDELINES (Gross sq.m)
A1	Shops	1 secure space/stand per 10 employees PLUS 1 stand/space per 200 sq.m;
A2	Financial And Professional Services	1 secure space/stand per 10 employees Or 1 space/stand per 300 sq.m;
A3	Food And Drink <i>Café, Restaurant, Pubs, Drinking Establishments, Take-away</i>	None Required;
B1	Business	1 secure space/stand per 10 employees Or 1 space/stand per 325 sq.m;
C2	Hospitals/Nursing Homes	1 space/stand per 10 staff in secure facilities PLUS 1 space/stand per 3 Beds;
C3	Dwelling Houses	Provision of secure parking within the development for cycles;
	Flats/Apartments	Provision of secure parking within the development for cycles;
D1	Primary Schools	1 space per 20 pupils (Includes Spaces For Staff);
D1	Secondary Schools	1 space per 10 pupils (Includes Spaces For Staff);

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

			D1	Further Education And Colleges	1 space per 30 students (Includes Space For Staff);
			D1	Places Of Worship	1 space per 50 Seats;
			D1	Museums, Galleries, Public Exhibition Halls	1 space per 10 staff PLUS spaces for visitors;
			D1	Health Centres/Surgeries	1 space/stand per 2 Consulting Rooms;
			D2	Cinemas	1 secure space/stand per 10 Staff PLUS 1 space/stand per 200 sq.m;
				Stadia	1 space per 10 staff PLUS spaces for visitors;
			Table 1.4 Motorcycle/Moped/Scooter Parking Guidance		
			USE CLASS	TYPE OF DEVELOPMENT	MINIMUM MOTORCYCLE/ MOPED/ SCOOTER PARKING GUIDELINE (Gross sq.m)
			A1	Retail under 500 sq.m	1 space (total);
				Retail over 500 sq.m	1 space per 500 sq.m (minimum);
			A2	Financial and Professional services	1 space per 1000 sq.m;
			A3	Food and Drink	1 space per 200 sq.m;

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

				<i>Cafes and Restaurants</i>	
			B1	Business	1 space per 1000 sq.m;
			B2	General Industry	1 space per 500 sq.m for units under 1000 sq.m; PLUS for larger units: 1 space per 1000 sq.m for over 1000 sq.m.;
			B8	Warehousing	1 space per 500 sq.m (1 space minimum);
			C1	Hotels and Hostels	1 space per 20 bedrooms (1 space minimum);
			C2	Residential Institutions	
				a. Hospitals Nursing/Residential Homes	a. For Hospitals:- 1 space per 50 staff (or as agreed as part of the Transport Plan for the development) For Nursing/Residential Homes -1 space minimum.
			C3	b. Dwelling Houses	b. No requirement but thought should be given within the design process to the storage and parking of motorcycles within any housing development;
			D1	Primary Schools	1 space per 300 pupils (1 space minimum);
			D1	Secondary Schools	1 space per 300 pupils (1 space minimum);
			D1	Further Education and Colleges	1 space per 200 pupils (1 space minimum);

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

			D1	Health Centres, Clinics and Day Centres	1 space minimum;		
			D1	Places of Worship	1 space per 50 seats (1 space minimum;)		
			D1	Museums, Galleries, Public Exhibition Halls	1 space per 20 staff (1 space minimum); PLUS space for visitors;		
			D2	Assembly and Leisure	1 space per 20 staff PLUS 1 space per 300 public seats;		
				Stadia	1 space per 20 staff PLUS additional spaces agreed as part of the Transport Assessment for spectators and visitors:		

Annex 4 Glossary

APPENDIX 4A: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (WRITTEN STATEMENT)

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change		Reason	Implications for previous SA Findings
MM140	224	Annex 4 Glossary	<u>Complementary Employment Uses</u>	<u>Complementary employment uses include uses within the E, F, and sui generis use classes, eq small shops, takeaways, cafés, restaurants, day nurseries/creches, gyms and other leisure uses.</u>	Clarification	The revised text is an update to supporting text and included for update purposes. There are no substantive implications for the SA Objectives resulting from the update.

Cabinet Report Appendix 3

CALDERDALE LOCAL PLAN

SUSTAINABILITY APPRAISAL OF LOCAL PLAN MAIN MODIFICATIONS: APPENDIX 4B

SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS TO THE PUBLICATION VERSION OF THE LOCAL PLAN APPENDIX 1 'SITES ALLOCATIONS SUPPORTING INFORMATION' (AUGUST 2018)

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Calderdale Metropolitan Borough Council

2022



APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

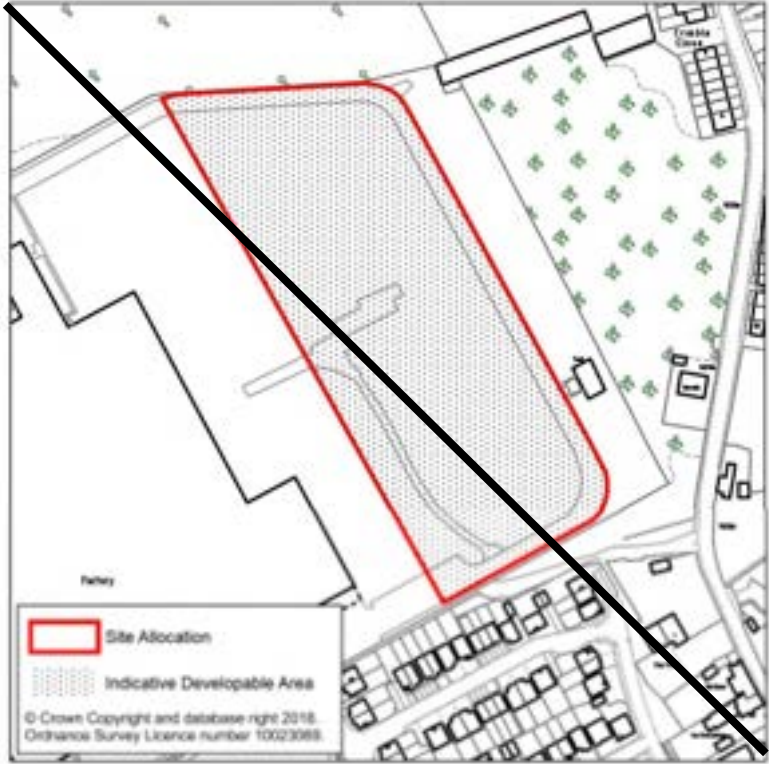
Mod Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
MM141	2	1.1	This document expands on the information about the land allocations in Policies SD5 (Employment), SD6 (Mixed Use) and SD7 (Housing) of the Local Plan and is intended to assist developers in formulating detailed proposals to bring sites forward. <i>The document also includes supporting information on Minerals and Waste Allocations (Policy MS5 and WA2).</i> The sites are listed both by allocation type and the nine Local Plan Areas. Map 1.1 is a key map showing all of the Local Plan Areas with Maps 1.2 to 1.10 showing the land allocations within the individual Local Plan Areas. Detailed information about how the sites were assessed can be found in the document "Site Allocations Assessment Methodology Local Plan – Publication Draft". Each site schedule is accompanied by a site plan showing both the site boundary and the indicative developable area which is based on constraints identified in <i>from</i> the site assessment process. The lists of reports required and site-specific considerations direct those wishing to bring schemes forward to the most relevant issues to be addressed. These lists are not exclusive and other matters may arise at the detailed planning stage <i>in accordance with Local Plan policy and Local List requirements, such as an Air Quality Assessment which will be required on most Local Plan allocations.</i> Similarly, the indicative developable areas <i>are indicative and</i> may be subject to minor changes when based on the evidence provided <i>at the planning application stage and when an actual development schemes is are</i> drawn up.	Clarification	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the clarification.

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BRIGHOUSE EMPLOYMENT ALLOCATIONS

Mod Reference	Page	Para/Table / Box/Policy	Tracked change	Reason	Implication for previous SA Findings
MM142	12	LP0032	Land to the rear of Crosslee PLC, Brighouse Road, Hipperholme, Brighouse, HX3 8DE	Update	No change when assessed as a Mixed Use site

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Mod Reference	Page	Para/Table / Box/Policy	Tracked change		Reason	Implication for previous SA Findings	
Page 63			Site area (Ha)	1.94			compared to the now deleted employment allocation
			Indicative developable site area	1.94			
			Total B floorspace (sq m)	7760			
			Appropriate uses	B1c			
			Land type	Brownfield			
			Ownership	Private			
			Constraints	<ul style="list-style-type: none"> - Potential for surface water flooding - Proximity to Grade II Listed Building (1 and 2 Yew Trees) and historic park - Archaeology (PRN 2599) - Location of storm water tank - AQMA (No 7 Hipperholme) - Contaminated land 			

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Mod Reference	Page	Para/Table / Box/Policy	Tracked change	Reason	Implication for previous SA Findings				
Page 64			<table border="1"> <tr> <td>Reports required</td> <td> <ul style="list-style-type: none"> - Flood Risk Assessment - Site investigation (drainage) - Transport Assessment (including assessment of Hipperholme cross roads) & Travel Plan - Access proposals and mitigation proposals and design. - Noise Impact Assessment - Predetermination Archaeological Evaluation - Contaminated Land Assessment </td> </tr> <tr> <td>Site Specific Considerations</td> <td> <ul style="list-style-type: none"> - Provision of SuDS - Good quality design and layout - Highway improvements to access - Highway mitigation is likely to be required at Hipperholme Crossroads, subject to assessment - Consideration of guidance in the West Yorkshire Low Emission Strategy - Mitigation for any noise impact </td> </tr> </table>	Reports required	<ul style="list-style-type: none"> - Flood Risk Assessment - Site investigation (drainage) - Transport Assessment (including assessment of Hipperholme cross roads) & Travel Plan - Access proposals and mitigation proposals and design. - Noise Impact Assessment - Predetermination Archaeological Evaluation - Contaminated Land Assessment 	Site Specific Considerations	<ul style="list-style-type: none"> - Provision of SuDS - Good quality design and layout - Highway improvements to access - Highway mitigation is likely to be required at Hipperholme Crossroads, subject to assessment - Consideration of guidance in the West Yorkshire Low Emission Strategy - Mitigation for any noise impact 		
	Reports required	<ul style="list-style-type: none"> - Flood Risk Assessment - Site investigation (drainage) - Transport Assessment (including assessment of Hipperholme cross roads) & Travel Plan - Access proposals and mitigation proposals and design. - Noise Impact Assessment - Predetermination Archaeological Evaluation - Contaminated Land Assessment 							
Site Specific Considerations	<ul style="list-style-type: none"> - Provision of SuDS - Good quality design and layout - Highway improvements to access - Highway mitigation is likely to be required at Hipperholme Crossroads, subject to assessment - Consideration of guidance in the West Yorkshire Low Emission Strategy - Mitigation for any noise impact 								
MM143	13	LP0332	<p>Site Area 0.53 <u>0.52</u> Developable Area 0.53 <u>0.52</u> Appropriate Uses B1c/B2, E(qiii)</p>	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017				
MM144	14	LP0585	<p>Appropriate Uses B1c <u>E(qiii)</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS. - Consideration of recommendations in the Heritage Impact Assessment <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> 	Clarification	No Change to the SA Site assessment carried out in the SA of the				

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Mod Reference	Page	Para/Table / Box/Policy	Tracked change	Reason	Implication for previous SA Findings
			<ul style="list-style-type: none"> - Provision of 10m stand off to the river - Highway improvements Birds Royd Lane- extension and provision of turning head 		Local Plan 2017
MM145	15	LP1232	<p>Site Area (ha) 25.42 <u>25.33</u> Indicative developable site area 21.38 <u>21.27</u> Total B <i>Employment</i> Floorspace (sq m) 49177 <u>45789</u> Appropriate Uses B1, B2, B8, <u>E(q)</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Topography - Potential surface water flood risk - Potential to contain archaeological remains (PRN3503) - UK BAP priority habitat – Alegar Bank Wood - Lowland Mixed deciduous woodland - Wildlife Habitat Network - disused railway corridor - Potential land contamination - Potential air quality impact - <u>Tree Preservation Orders</u> - <u>Public Right of Way (Brighouse 135)</u> - <u>History of coal mining on the site</u> - <u>Potential Protected Species (bats) on site</u> <p>Reports Required</p> <ul style="list-style-type: none"> - Surface water/drainage network assessment and historical analysis of Henshaw Drain - Flood Risk Assessment - Predetermination Archaeological Evaluation - Strategic Transport Assessment - Detailed traffic modelling at specified junctions and demonstration of accessibility by non-car modes. - Preliminary Ecological Appraisal - Ecological Impact Assessment and Ecological Management Plan. - Contaminated Land Assessment - Air Quality Assessment - <u>Protected Species Survey</u> - <u>Phase 1 Habitat Survey</u> - <u>Ecological Record Search</u> 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017. The SA identified mitigation measures in relation to Ecology, Woodland and SuDS, along with potential impacts on the AQMA which are all addressed through the site specific policy.

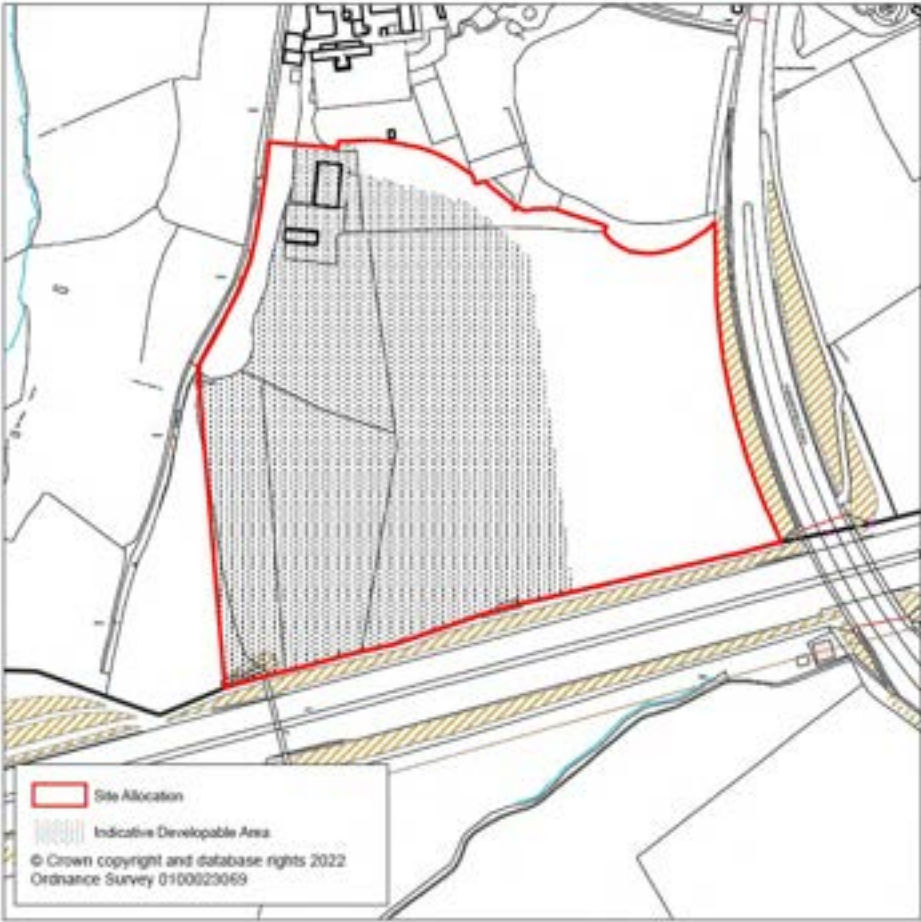
APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Mod Reference	Page	Para/Table / Box/Policy	Tracked change	Reason	Implication for previous SA Findings
Page 66			<ul style="list-style-type: none"> - <u>Tree Survey</u> - Masterplanning - <u>Site requires masterplanning in accordance with Policy IM7.</u> - Mitigation of impact on Strategic Road network as identified by WYCA/Calderdale (see also West Yorkshire Infrastructure Study) - Mitigation for land drainage could be secured through green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate, and provision for storage of storm water run-off. - Retain deciduous woodland (Calderdale Wildlife habitat Network), and provide for biodiversity enhancement and maintenance (Wildlife habitat network) - Consideration of guidance in West Yorkshire Low Emissions Strategy is required. - Ensure the retention of a strong and defensible boundary between the allocation for employment and the Green Belt. - <u>Plant species rich hedgerows on all site boundaries</u> - <u>Landscaping of the site to mitigate impact on neighbouring residential properties, to include retention on existing trees and additional tree and hedgerow planting, supported by a Landscape Infrastructure Strategy, a Landscape Management Plan and a Woodland Management Plan.</u> 		
MM146	17	LP1618		Clarification	No change overall to the SA of the site carried out in the SA of the Local Plan 2017 – the site is reduced in area and is no longer immediately adjacent to the Wildlife Habitat Network

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Mod Reference	Page	Para/Table / Box/Policy	Tracked change	Reason	Implication for previous SA Findings
Page 67					<p>which would support SA9 'To Protect and Enhance Biodiversity and Geodiversity' although the site remains within 800m of a LWS at Bradley Wood in Kirkless, therefore the impact remains uncertain against this SA objective.</p>

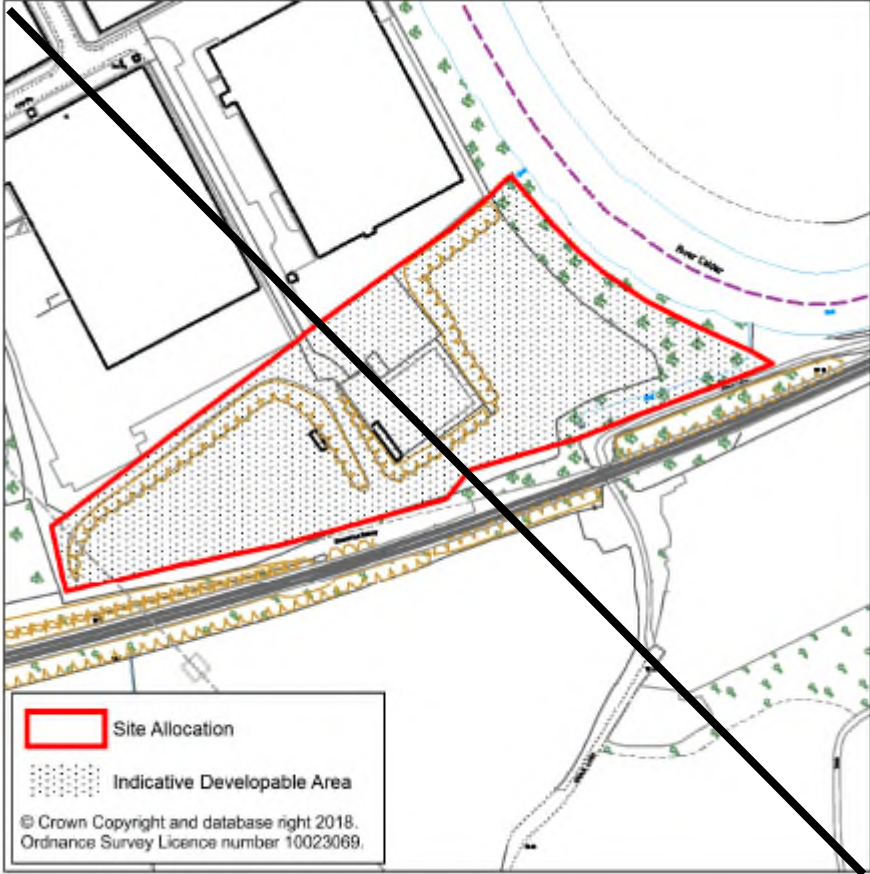
APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Mod Reference	Page	Para/Table / Box/Policy	Tracked change	Reason	Implication for previous SA Findings
Page 68			 <p data-bbox="546 1262 1061 1358"> Site Area: 7.00 <u>7.39</u> Indicative Developable Area: 6.69 <u>4.81</u> Total B <u>Employment</u> Floorspace: 24,430 <u>15,000</u> </p>		

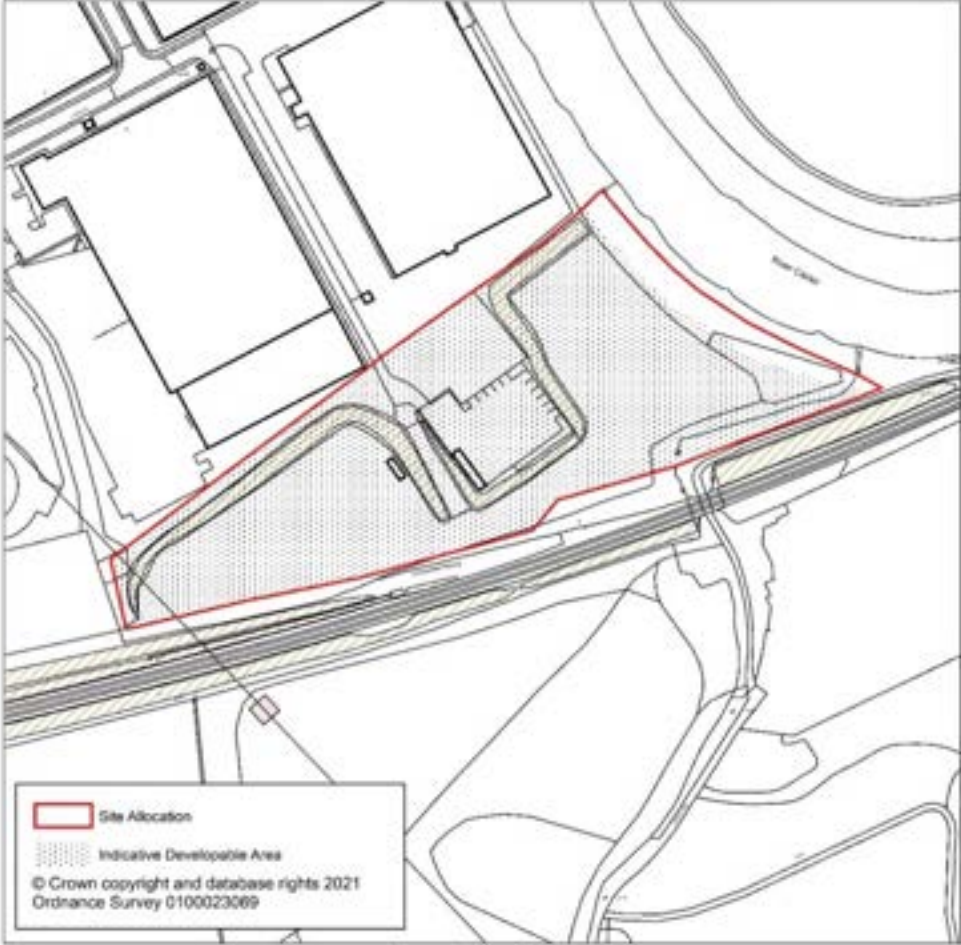
APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Mod Reference	Page	Para/Table / Box/Policy	Tracked change	Reason	Implication for previous SA Findings
Page 69			<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Consideration of recommendations in the Heritage Impact Assessment <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - <u>Any access across the site should ensure that major harm is not caused to the setting of the listed building. Consideration should be had to appropriate positioning, landscaping, boundary treatment and planting (including retention of trees) in this regard.</u> - <u>Proposals should demonstrate how design and layout of the development will not cause undue prominence within the landscape including use of materials and restrictions in scale and height where necessary. This should include details of retention and enhancement of the existing screening.</u> - <u>Design and layout should ensure that no buildings or structures, including the access road, are visible from the listed buildings.</u> - 20m buffer to the west boundary planted with locally native shrubs - All other <u>Boundaries to be</u> planted with species rich hedgerows - Strong and defensible boundary between the site and the Green Belt will be required. - High quality design and layout - Refer to West Yorkshire Low Emission Strategy to mitigate for potential impact on Air Quality - <u>Site requires masterplanning in accordance with Policy IM7.</u> - <u>Tree belt to the north western boundary to be retained</u> 		

ELLAND EMPLOYMENT ALLOCATIONS

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implication for previous SA Findings
MM147	18	LP0009		Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017 - the reduced developable area removes some of the woodland at the east of the site which will further mitigate the impact on the woodland habitat identified in the original SA.

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implication for previous SA Findings
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 71</p>			 <p data-bbox="573 1316 1086 1377">Indicative developable area – 3,08 <u>2.88</u> Total B <u>Employment</u> Floorspace 16,615 <u>10,615</u></p>		

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

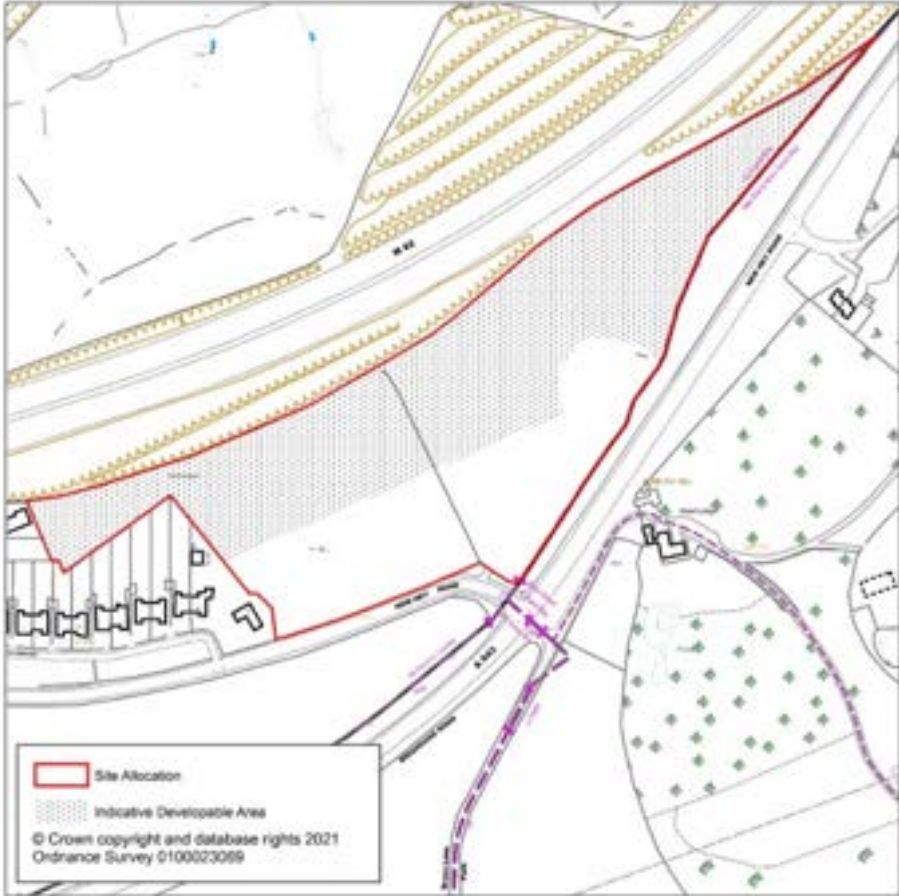
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implication for previous SA Findings
Page 72			<p>Appropriate Uses - B1e, B2 and B8, <u>E(qiii)</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Potential fluvial and surface water flooding (Shaw Drain and Lodge Drive drain, and River Calder) - Site is in three ownerships, and part of the site may not be available for development - UK BAP Priority habitat on site – Deciduous woodland - Wildlife Habitat network - Possible land contamination - <u>Proximity to railway line</u> - <u>Power line crosses the site</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS and green and blue infrastructure - Defence lines, and Flood resilience and resistance - Realignment of retaining wall of the adjacent area of the development. - Exclude development within a 20m buffer to the river, and 10m <u>buffer to the railway line</u> to reduce any impact on BAP and Wildlife Habitat Network - <u>Consult with Calder Rivers Trust on development proposals</u> - Avoid massing and height of buildings which increase the level of shade over the river. - Possible land remediation 		

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implication for previous SA Findings
MM148	19	LP0021		Clarification	<p>No Change to the SA Site assessment carried out in the SA of the Local Plan 2017 – In this instance as a result of the reduced developable area in the south of the site there is an additional positive impact in relation to the impact on SA6 ‘To Retain Protect and Create a Quality Locally Distinctive Built and</p>

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)


Page 74

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implication for previous SA Findings
			 <p>Site Area (ha): 4.60 <u>4.58</u> Indicative developable area 4.60 <u>3.05</u> Total B-Employment Use: 16,030 <u>12,120</u></p>		<p>Historic Environment ' and the element of the objective that refers to the historic environment , however overall there remains uncertainty in relation to this objective.</p>


APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implication for previous SA Findings
Page 75			<p>Appropriate Uses: B1 <u>E(giii)</u> and B2</p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Localised widening and realignment of drainage network - Provision of SuDS - Consideration of recommendations in the Heritage Impact Assessment - Good quality design and layout - M62 J24 junction improvements to signalling and visibility splay at the New Hey Road/ Brighthouse Road junction required - Retention of woodland with 10m buffer planted with native wild flowers - Planting of species rich hedgerows on boundaries and between boundary and copse. - <u>Consideration of recommendations in the Heritage Impact Assessment <i>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</i></u> - <u>The southern part of the site should be kept free of built development in line with the Heritage Impact Assessment</u> - <u>An access road may be appropriate across the area of high sensitivity, subject to suitable design and layout.</u> - <u>Any subsequent Heritage Impact Assessment work should have close regard to views of the ridgeline from Castle Hill Scheduled Monument and the need for sensitive design and layout and building heights in order to satisfactorily mitigate harm to designated heritage assets.</u> - <u>Development should respect the landscape setting and historic character of the mound adjoining the indicative developable area.</u> - Predetermination Archaeological Evaluation - Mitigation for impact any significant increase in noise. - Consideration of guidance in the West Yorkshire Low Emission Strategy - Retention of a strong and defensible boundary between the development and the Green Belt. - <u>Site requires masterplanning in accordance with Policy IM7.</u> 		
	MM149	22			

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implication for previous SA Findings
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APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implication for previous SA Findings
Page 77					
	MM150	22	LP0059	<p>Site Area (ha) 0.30 <u>0.27</u> Appropriate Uses: B1a <u>E(gi)</u></p>	Correction / Update

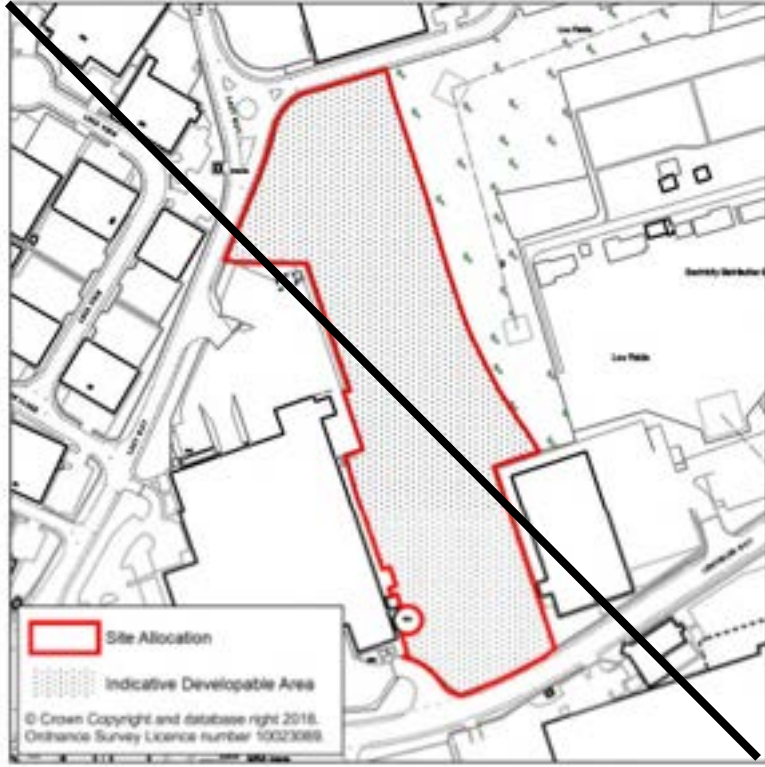
APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implication for previous SA Findings
MM151	23	LP0355	Appropriate Uses: B1 <u>B2, E(qiii)</u>	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM152	24	LP0960	<p>Appropriate Uses: B1 <u>B2, B8 E(qiii)</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Potential for surface water flooding - UK BAP Priority habitat on site - Deciduous woodland - <u>Wildlife Habitat Network</u> - Archaeology – (PRN12154) - <u>Horncliffe Quarry Landfill</u> <p>Reports Required</p> <ul style="list-style-type: none"> - Site investigation and assessment of surface water drainage network and historical data - Flood Risk Assessment - Site investigation (flooding) - Transport Assessment/Travel Plan and Junction Design and Mitigation Assessment - <u>Preliminary Ecological Appraisal</u> - <u>Protected Species Survey</u> - <u>Ecological Impact Assessment and associated Protected Species Survey</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Good quality design and layout, including junction design - Noise mitigation - <u>Mitigation measures to protect Wildlife Habitat Network</u> - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	Update / Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017 – the previous SA referred to uncertainty in relation to the impacts on SA9 'To Protect and Enhance Biodiversity and Geodiversity' and the mitigation

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implication for previous SA Findings							
					through the Modifications that refer to the Wildlife Habitat Network acknowledge this but overall there is no change.							
MM153 Page 79	25	LP1223	<p>LP1223 Lowfields, Lacy Way, Elland</p> <table border="1" data-bbox="577 810 1709 1267"> <tr> <td data-bbox="577 810 748 932">Site area (Ha)</td> <td data-bbox="748 810 880 932">2.27</td> <td data-bbox="880 810 1709 1267" rowspan="3"></td> </tr> <tr> <td data-bbox="577 932 748 1114">Indicative developable site area</td> <td data-bbox="748 932 880 1114">2.27</td> </tr> <tr> <td data-bbox="577 1114 748 1267">Total B floorspace (sq m)</td> <td data-bbox="748 1114 880 1267">7911</td> </tr> </table>	Site area (Ha)	2.27		Indicative developable site area	2.27	Total B floorspace (sq m)	7911	Clarification This site is deleted as a New Employment Site, and allocated as a Waste Allocation (Site W2), under Policy WA2.	The site is deleted as an Employment Site and allocated as a new Waste Site. The Waste Site SA assessment is in Appendix 4c. In relation to the loss of this as an employment site overall there is no change to the SA since the site would still provide employment
Site area (Ha)	2.27											
Indicative developable site area	2.27											
Total B floorspace (sq m)	7911											

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change		Reason	Implication for previous SA Findings	
Page 80			Appropriate uses	B1c, B2 and B8			opportunities and therefore support SA Objectives 15 and 16 as per the original SA carried out for the employment allocation.
			Land type	Brown field			
			Ownership	Private			
			Constraints	<ul style="list-style-type: none"> - Potential land contamination - Multiple ownership - Overhead powerlines 			

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

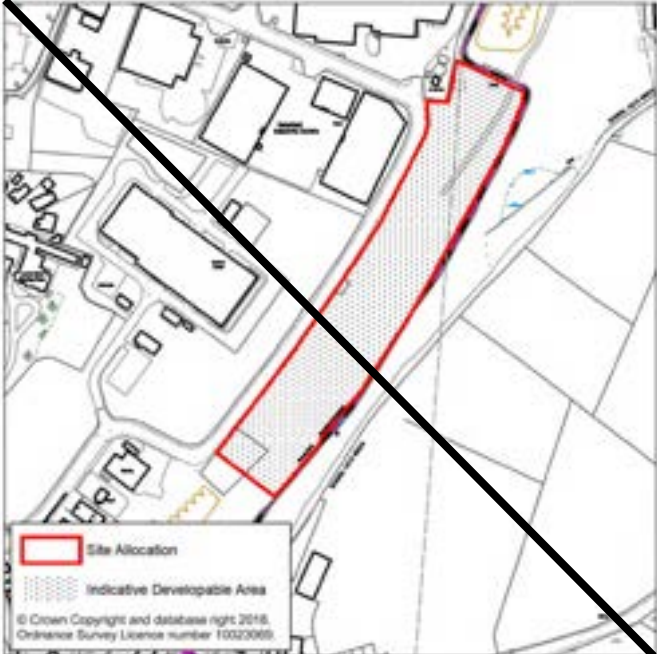
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implication for previous SA Findings				
			<table border="1"> <tr> <td data-bbox="577 304 748 555">Reports required</td> <td data-bbox="748 304 1709 555"> <ul style="list-style-type: none"> - Flood Risk Assessment - Site investigation (drainage) - Assessment of surface water drainage network - Transport Assessment must include a capacity assessment of A629 / Elland Ridges Link - Land Contamination Report </td> </tr> <tr> <td data-bbox="577 555 748 738">Site Specific Considerations</td> <td data-bbox="748 555 1709 738"> <ul style="list-style-type: none"> - Possible provision of SuDS - Junction improvements - Possible land remediation </td> </tr> </table>	Reports required	<ul style="list-style-type: none"> - Flood Risk Assessment - Site investigation (drainage) - Assessment of surface water drainage network - Transport Assessment must include a capacity assessment of A629 / Elland Ridges Link - Land Contamination Report 	Site Specific Considerations	<ul style="list-style-type: none"> - Possible provision of SuDS - Junction improvements - Possible land remediation 		
Reports required	<ul style="list-style-type: none"> - Flood Risk Assessment - Site investigation (drainage) - Assessment of surface water drainage network - Transport Assessment must include a capacity assessment of A629 / Elland Ridges Link - Land Contamination Report 								
Site Specific Considerations	<ul style="list-style-type: none"> - Possible provision of SuDS - Junction improvements - Possible land remediation 								
M154	26	LP1443	Appropriate Uses B1c <u>E(qiii)</u>	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017				

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HALIFAX EMPLOYMENT ALLOCATIONS

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
MM155	27	LP0105	Site Area (ha) 0.30 <u>0.29</u> Indicative developable site area 0.30 <u>0.29</u>	Update / Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
			<p>Constraints</p> <ul style="list-style-type: none"> - <u>Site is located in close proximity to Regionally Important Geological or Geomorphological Site Beacon Hill and Godley Lane.</u> - Proximity to cutting. 		
			<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Possible inclusion of buffer to northern boundary to cutting - Good quality design and layout - <u>Consultation with West Yorkshire Geology Trust</u> - <u>Provide suitable access to view geological feature.</u> 		
MM156	28	LP0409	Appropriate Uses B1e <u>E(qiii)</u>	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM157	29	LP0472	Indicative developable site area 0.61 <u>0.62</u> Site Specific Considerations - Provision of SuDS	Update / Clarification	No Change to the SA Site assessment

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			<ul style="list-style-type: none"> - Defence line of the water courses and flood resilience & resistance - Bridge over Waterside (Hebble Brook) would need widening to accommodate development traffic and provide access - Retain 10m buffer to Hebble Brook - Design of layout should minimise light and other disturbance to the Brook - <u>Consideration of recommendations in the Heritage Impact Assessment <i>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</i></u> - Regeneration objectives 		carried out in the SA of the Local Plan 2017
MM158	30	LP0805		Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
Page 84			 <p data-bbox="582 1045 1052 1139"> Site area (ha) 1.37 <u>1.40</u> Indicative developable site area 1.37 <u>1.40</u> Total B Employment Floorspace 4,762 <u>4760</u> </p>		
	MM159	31	LP0976	Appropriate Uses B1c/B2, E(iiii)	Update

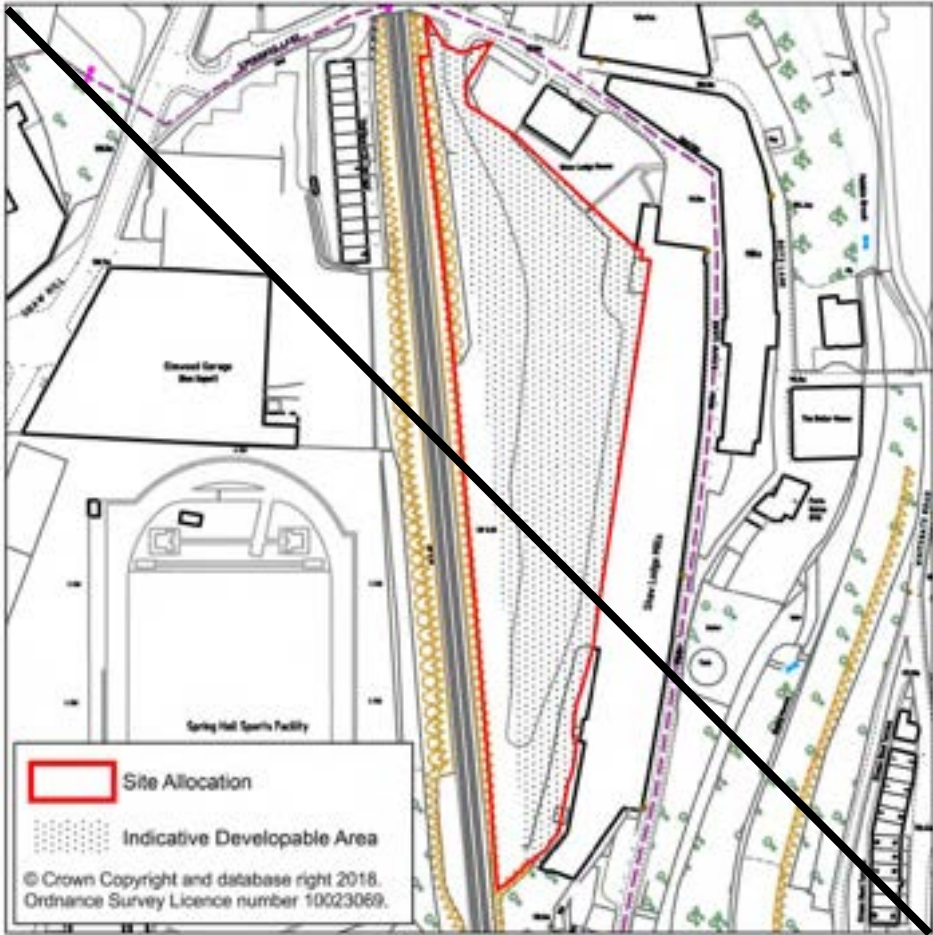
APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
					the Local Plan 2017
MM160	32	LP1018	<p>Site area (ha) 6.10 <u>6.08</u> Indicative developable site area 4.32 <u>4.30</u> Appropriate Uses B1c/B2, B8, E(qiii)</p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Access design - Provision of SuDS - Exclude woodland from development area - Consideration of recommendations in the Heritage Impact Assessment, including the setting of Holdsworth House <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - <u>The southern part of the site should be kept free of built development in line with the Heritage Impact Assessment.</u> - Comprehensive and good quality design and layout - Refer to guidance in West Yorkshire Low Emission Strategy for air quality mitigation - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	Update / Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan Publication Draft 2018
MM161	33	LP1133	<p>Site area (ha) 4.37 <u>4.35</u> Indicative developable site area 2.87 <u>2.86</u> Appropriate uses B1c/B2, E(qiii)</p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Green and blue infrastructure, eg SuDS - Defence line of the water courses and flood resilience & resistance - Survey of culvert and mitigation - Restoration of Hebble Brook if practical, and provide 10m buffer - Retain woodland - Consideration of recommendations in the Heritage Impact Assessment <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by</u> 	Update / Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

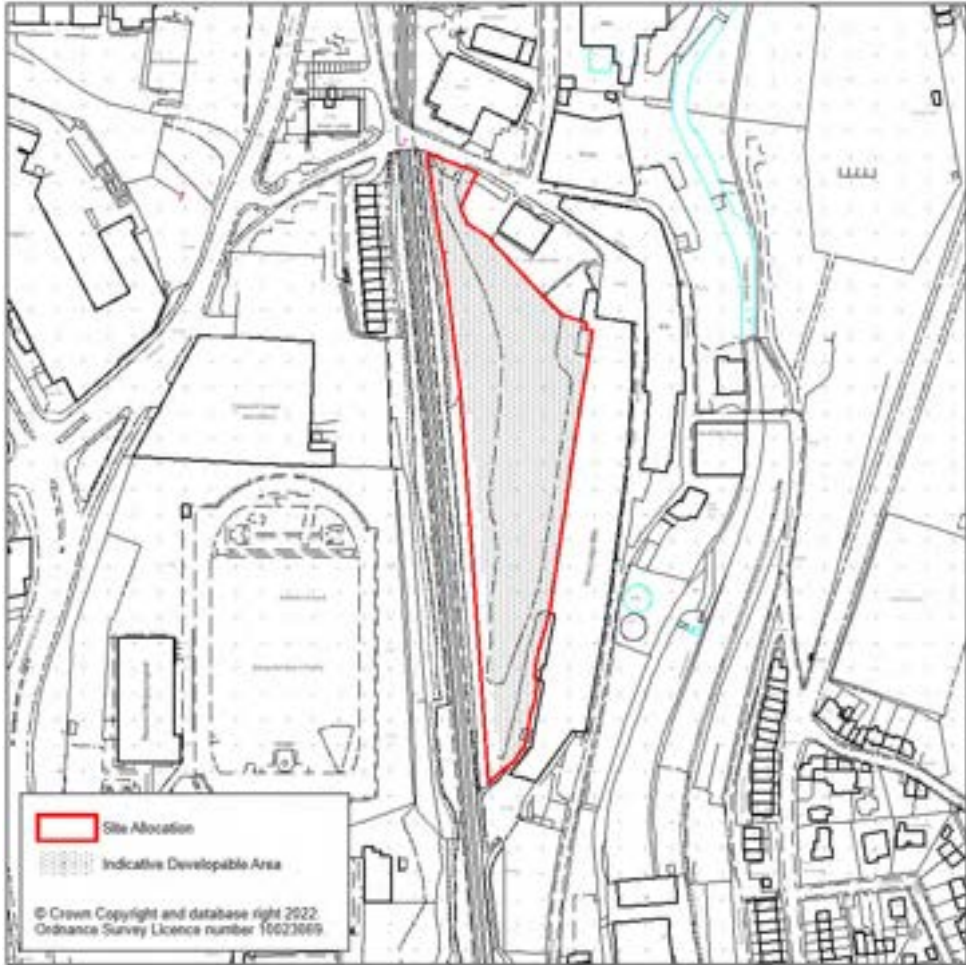
APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			<p><u>the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u></p> <ul style="list-style-type: none"> - <u>Retention and reuse of the non-listed buildings identified in the Heritage Impact Assessment where possible.</u> - <u>Retention of the stone boundary walls and the former warehouse wall along Shaw Hill Lane where possible.</u> - Noise mitigation - Land Remediation - Particular consideration of quality and sensitivity of design, layout and materials. - Junction improvements - Hunger Hill/ Oxford Road - Regeneration objectives - <u>Site requires masterplanning in accordance with Policy IM7.</u> 		

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
MM162	35	LP1134		Update / Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

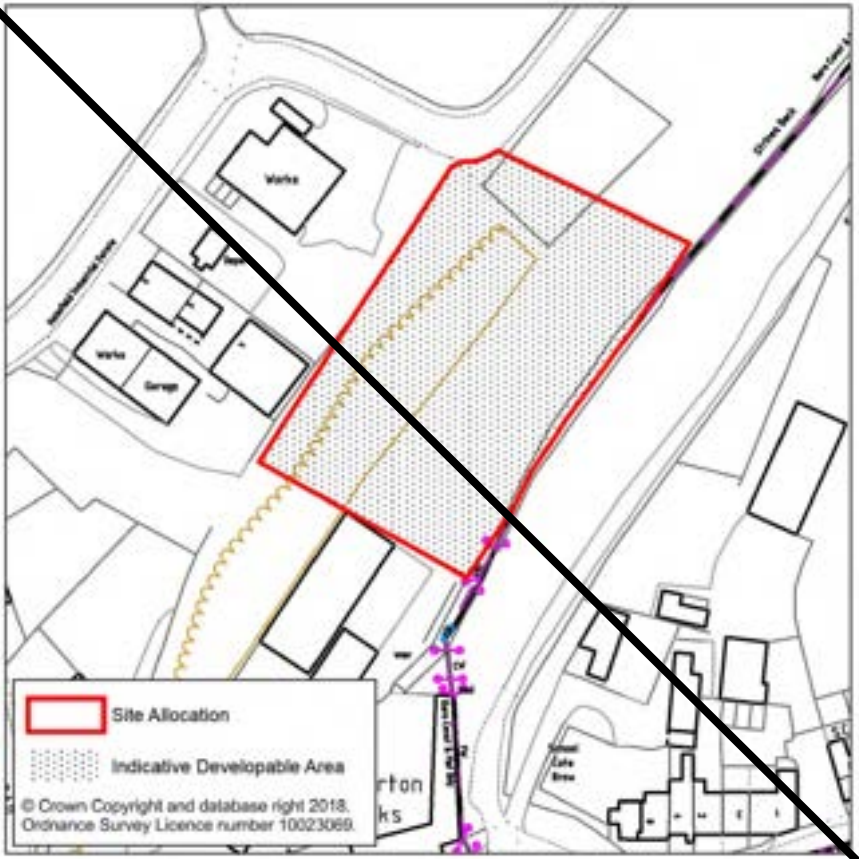
APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
Page 88			 <p data-bbox="584 1358 840 1383">Site Area (ha) 1.32 <u>1.16</u></p>		

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings	
Page 89			<p>Appropriate uses B1a/c, <u>E(a)</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Junction improvements access to A629 Shaw Lane - Provision of buffer with railway planted with locally native scrub and woodland species - Consideration of recommendations in the Heritage Impact Assessment <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - <u>Retention and repair of the stone setts and the stone boundary walls.</u> - <u>The northern part of the site should be kept free of built development in line with the Heritage Impact Assessment</u> - Good design and layout - Land remediation - Regeneration objectives - <u>Site requires masterplanning in accordance with Policy IM7.</u> 			
	MM163	36	LP1203	Appropriate uses B1c/B2 , B8, <u>E(giii)</u>	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
	MM164	37	LP1217	<p>Site area (ha) 1.31 <u>1.30</u></p> <p>Indicative developable site area 1.31 <u>1.30</u></p> <p>Total B Employment Floorspace (sq m) 4900 <u>4585</u></p> <p>Appropriate uses B1c/B2/B8, <u>E(giii)</u></p> <p>Site specific considerations</p> <ul style="list-style-type: none"> - Provision of green and blue infrastructure on site, eg such as-SuDS and green roofs 	Update / Correction	No Change to the SA Site assessment carried out in the SA of

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			<ul style="list-style-type: none"> - Defence line of the water courses and flood resilience & resistance - Potential junction improvement if required - Whitehill Road / Keighley Road (A629) - Retention of access to premises on adjacent land. - Good quality design, materials and layout, and careful consideration of boundary treatment. 		the Local Plan 2017
MM165	38	LP1218	 <p> Site Allocation Indicative Developable Area <small>© Crown Copyright and database right 2018. Ordnance Survey Licence number 10023069.</small> </p>	Clarification / Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 91</p>			 <p>Site area (ha) 0.48<u>0.51</u> Indicative developable site area: 0.48 <u>0.41</u> Total B <u>Employment</u> Floorspace (sq m) 1,680 <u>1560</u> Appropriate uses B1c/B2/B8, <u>E(qiii)</u></p> <p>Site Specific Considerations - Green and blue Infrastructure on site such as SuDS and green roofs</p>		

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

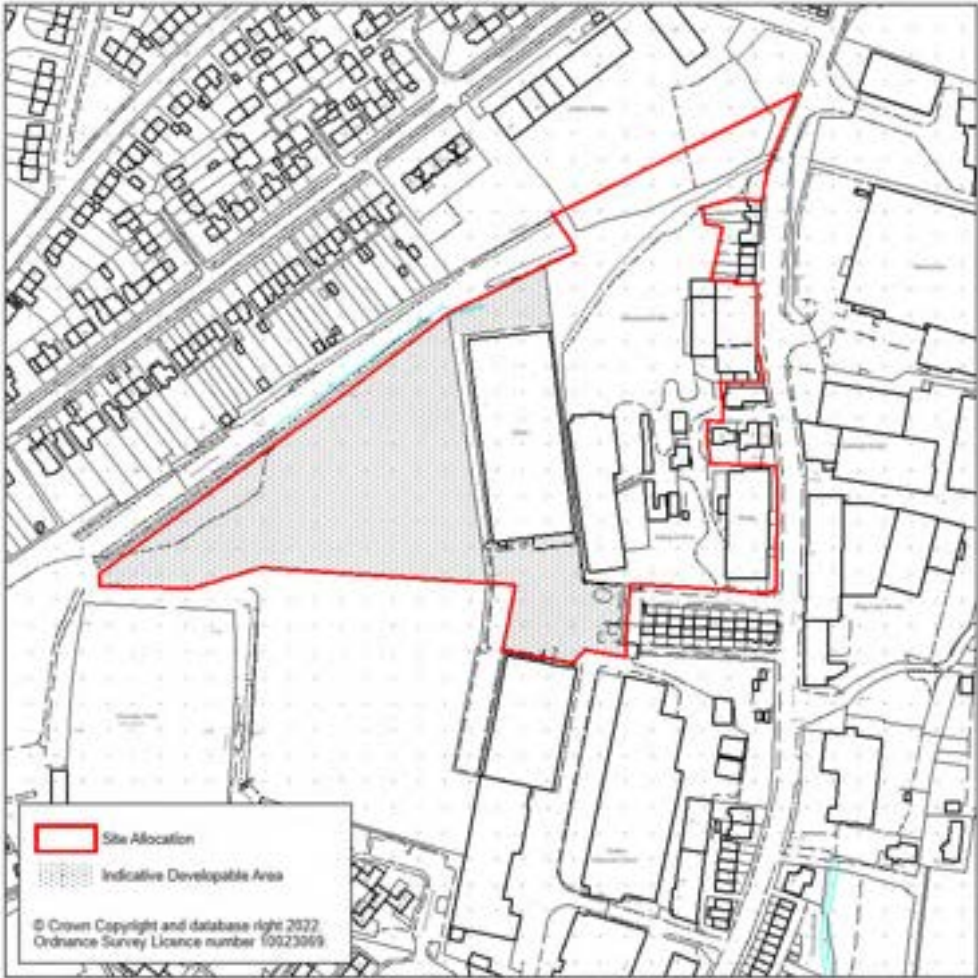
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			<ul style="list-style-type: none"> - Defence line of the water courses and flood resilience and resistance. <u>The watercourse and buffer must remain free from development.</u> - Land contamination remediation. - Implementation of Habitat and Landscape Management Plan, to include measures to deculvert Strines Beck and provide a planted 5m buffer. Details to be agreed at planning application stage, as likely to include land outside Calderdale boundary. - Tree planting on SE boundary of site. 		
MM166	39	LP1219	<p><u>Part of the Site is also proposed to accommodate a new waste facility as per policy WA5 (waste allocation W4)</u></p> <p>Site area (ha) 6.85-6.82</p> <p>Indicative developable site area 6.28-6.25</p> <p>Appropriate uses B1c/B2/B8, <u>E(qiii)</u></p> <p>Site Specific Considerations</p> <p>Access design <u>Comprehensive planning of access, design and layout required with other development sites</u></p> <ul style="list-style-type: none"> - Possible provision of SuDS - Defence line of the water courses and flood resilience & resistance - Provide a minimum stand off from the Strines beck of 10m. Augment the habitat corridor by including flood water attenuation wetlands linked to the beck corridor with invert levels set to retain at least 100mm of water. Plant with rich fen habitat. <p><u>- Site requires masterplanning in accordance with Policy IM7.</u></p>	Update / Clarification	Updated SA carried out – See Appendix 4C

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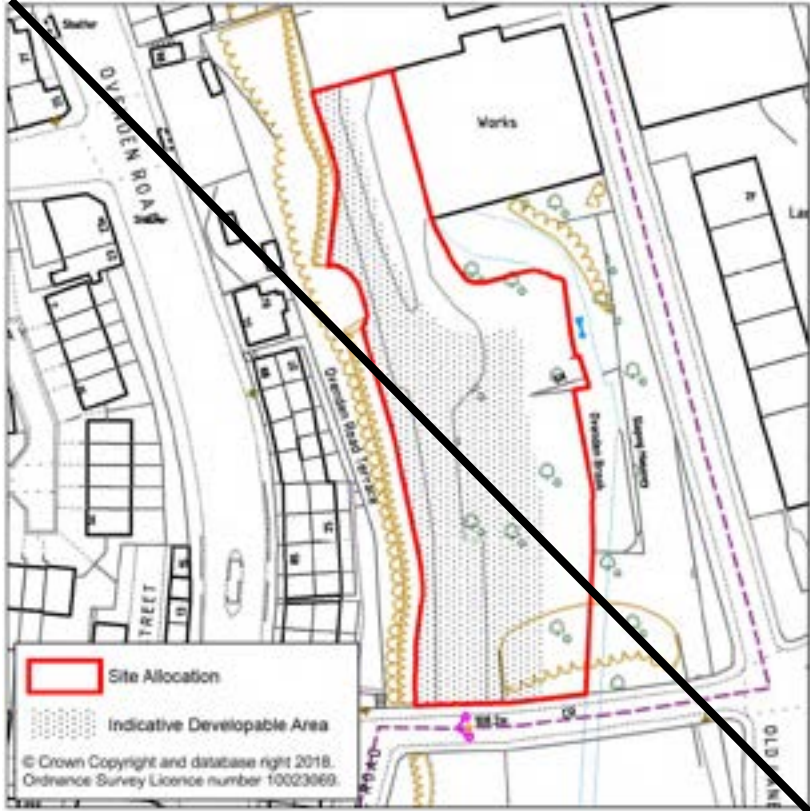
APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
MM167	40	LP1231		Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017


APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 94</p>					

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

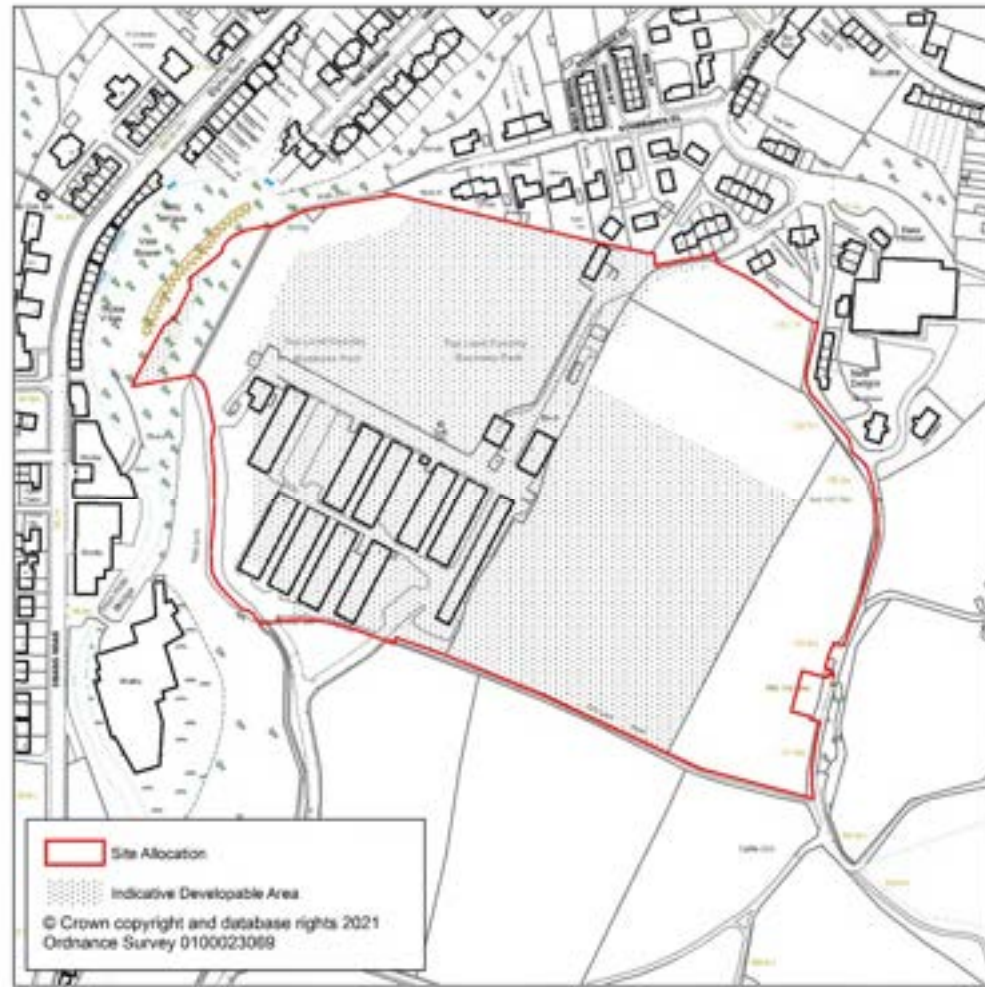
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			Site area (ha) 3.91 <u>3.93</u> Indicative developable site area 1.19 <u>1.61</u> Total B Employment Floorspace (sq m) 4,166 <u>5,565</u>		
MM168	41	LP1433		Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 96</p>			 <p data-bbox="580 1166 884 1230">Site area (ha) 0.38 <u>0.39</u> Appropriate uses B1c <u>E(qiii)</u></p>		

MYTHOLMROYD EMPLOYMENT ALLOCATIONS

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
MM169	42	LP1622		<p>Clarification / Update</p> <p>The employment floorspace figure has been updated to include existing floorspace on the site.</p>	<p>Although the developable area is reduced, the overall change to the SA site assessment carried out in the SA of the Local Plan 2018 and the impacts on the SA objectives is unchanged; there is still positive impacts on the economic objectives SA15 and SA16, whilst the uncertain impacts remain, but</p>



Indicative Developable Area ~~7.63~~ 5.65
 Total ~~B~~ Employment Floorspace: ~~29,330~~ 13,944
Appropriate Uses: ~~B1, B2, B8, E(qiii)~~

can be addressed through the mitigation measures proposed through the site specific policy.

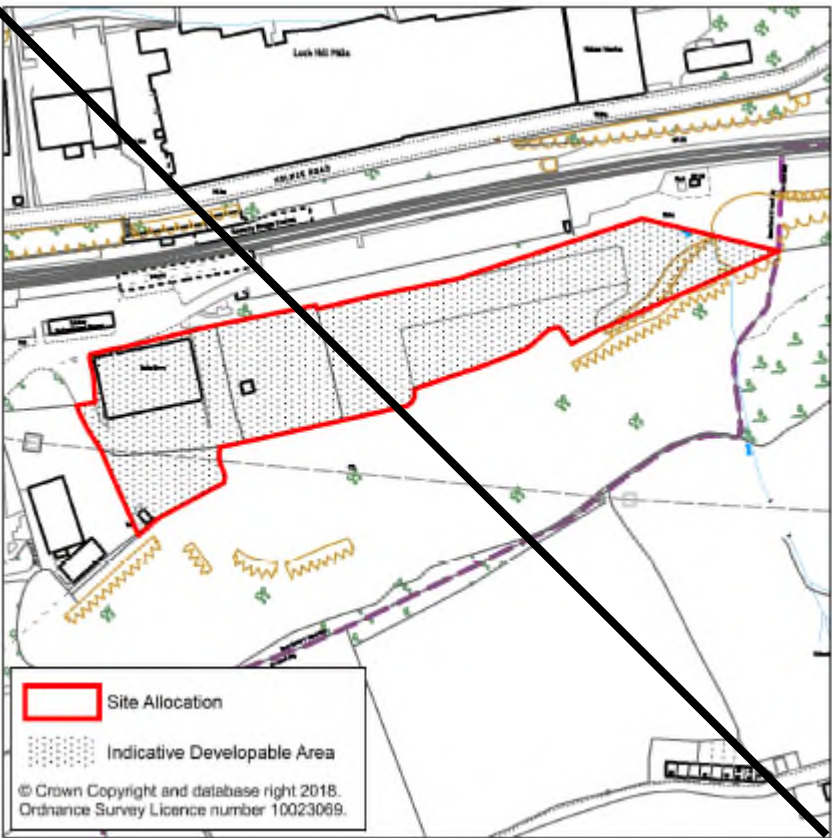
APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

		<p>Constraints:</p> <ul style="list-style-type: none"> - Special Landscape Area - Proximity to Grade II Listed Building (Bank House & New Delight Nos.3-7 Hall Bank Lane) - Broadhead Clough SSSI - Wildlife Habitat Network - Public rights of Way (Hebden Royd 062) - Land contamination - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports Required</p> <ul style="list-style-type: none"> - Flood Risk Assessment - Transport Assessment with capacity assessments <p>Reports Required:</p> <ul style="list-style-type: none"> - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - Habitat Regulations Assessment (<u>HRA</u>) - Noise Impact Assessment - Land Contamination Report - <u>Landscape Impact Assessment</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Blue and green infrastructure - Storage for storm water run off - Realignment of retaining wall of the adjacent area. - <u>Consideration of recommendations in the Heritage Impact Assessment-Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - <u>Developable area to be determined through landscape work undertaken at planning application stage. This should be informed by the Landscape Impact Assessment.</u> - <u>Retention and repair of the stone boundary walls.</u> - Retention of a strong and defensible boundary between the allocation for employment 		
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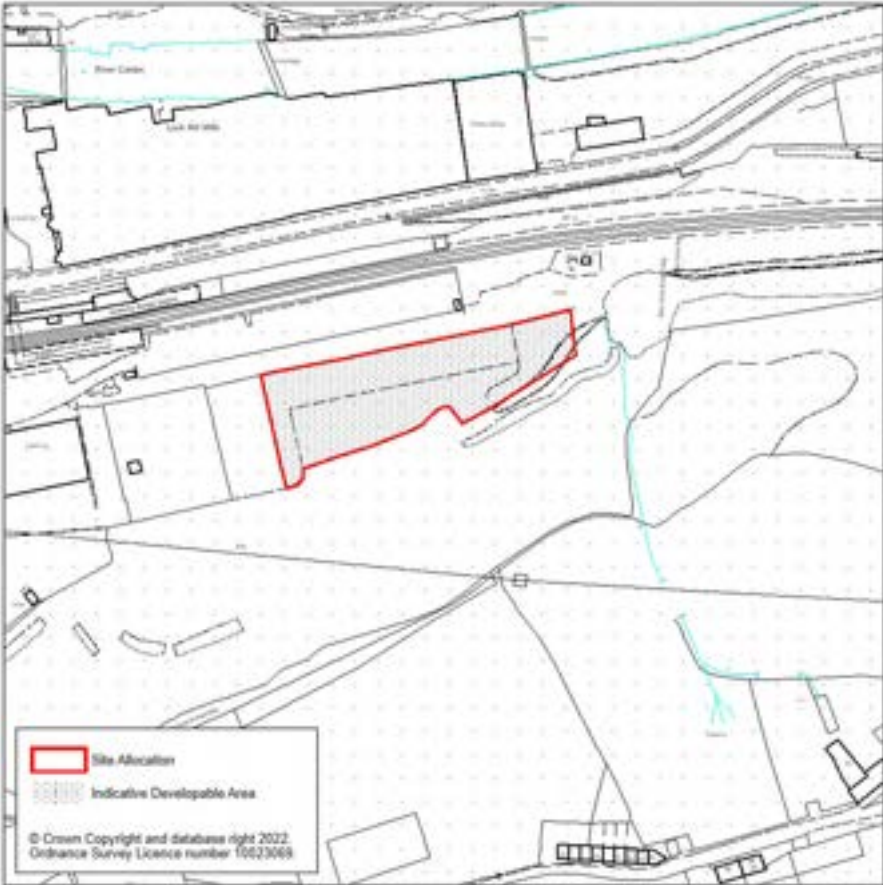
APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 100</p>		<p>and the Green Belt</p> <ul style="list-style-type: none"> - Improvements at existing vehicle access onto Cragg Road - Improved pedestrian connectivity with rail station and bus stops. - Speed restriction and /or traffic calming measures may be required on the B6138. - Retain woodland and provide 20m buffer to WHN, and plant along boundaries of site. - Provide stand off between residential and new development to mitigate effects of any noise impact. - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> - <u>Site requires masterplanning in accordance with Policy IM7.</u> 		
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RIPPONDEN EMPLOYMENT ALLOCATIONS

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
MM170	44	LP1640		Update / clarification	Although the developable area is reduced, the overall change to the SA site assessment carried out in the SA of the Local Plan 2018 and the impacts on the SA objectives is unchanged.

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
Page 102			 <p data-bbox="582 1249 1048 1375"> Site Area (ha) 1.33 <u>0.46</u> Indicative developable site area 1.33 <u>0.46</u> Total B <u>Employment</u> Floorspace 5280 <u>1812</u> Appropriate uses B1, B2, E(a) </p>		

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			<p>Reports Required</p> <ul style="list-style-type: none"> - Flood Risk Assessment - Site investigation (flooding) - Assessment of the existing surface water drainage network - Defence line assessment (flooding mitigation) - Transport Assessment (including West Street/Station Road junction) and Travel Plan - Contaminated Land Report - <u>Landscape Impact Assessment</u> 		

SOWERBY BRIDGE EMPLOYMENT ALLOCATIONS

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Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
MM171	45	LP1220	<p>Appropriate Uses B1a/B1b/B8, <u>E(g)</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Local wildlife corridor - <u>Site adjacent to the Wildlife Habitat Network</u> - Unstable land - Potential for fluvial and surface water flooding - Sowerby Bridge Air Quality Management Area - Listed Buildings (Old Hall, Washer Lane – Grade II) <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Highway improvements - widening of Washer Lane a junction improvements 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

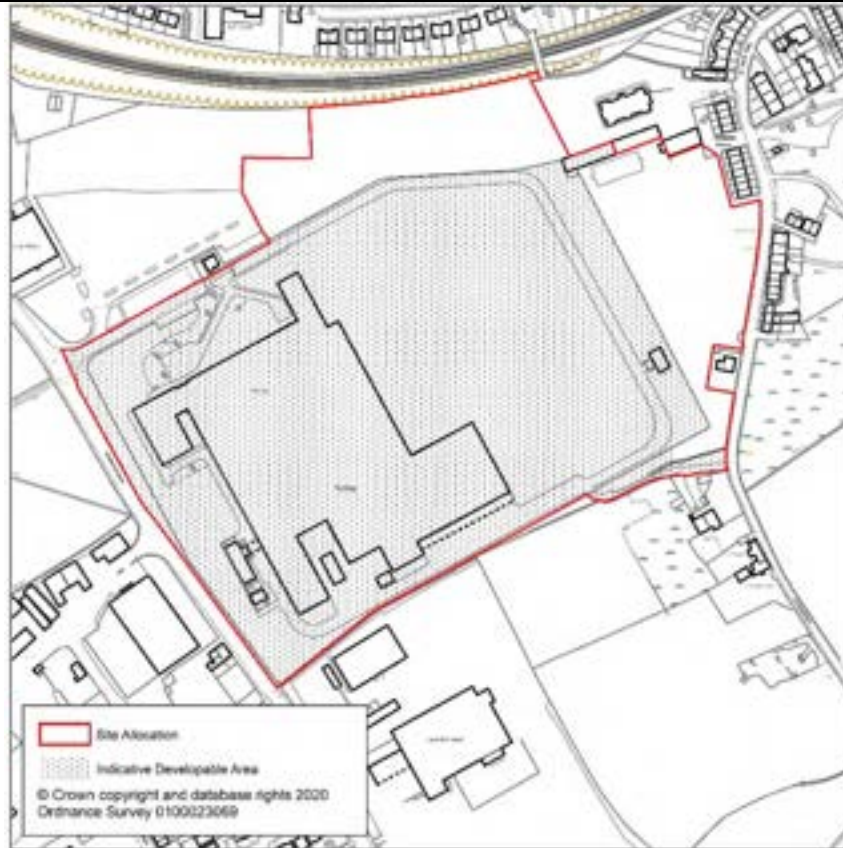
APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

			<ul style="list-style-type: none"> - Provision of SuDS - Manage land for amphibian habitat along the north and west of the site. - Plant species rich native hedgerows on boundaries. - Defence lines along the right bank of Warley Clough and Flood resilience & resistance - Good layout design to protect setting of listed buildings. - Noise and air quality mitigation , including good quality design and layout - <u>Site requires masterplanning in accordance with Policy IM7.</u> 		
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MIXED USE ALLOCATIONS

BRIGHOUSE MIXED USE ALLOCATIONS

Page 104	Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
	MM172		LP0032*	<u>Land to the rear of Crosslee PLC, Brighouse Road, Hipperholme, Brighouse, HX3 8DE</u>	Update * This site was proposed as a New Employment Site in the Publication Draft. Consultation on proposed Mixed Use site in CC109	SA Updated against LP0032 to reflect new proposed use but no significant change to SA. The updated SA Report is in Appendix 4C



Site Area: 10.89

Indicative Developable Area: 8.56

Total Non-Residential floorspace (sq.m): 7,620

B2, B8, C2, C3, E(a), E(qiii), F1

Total No. of Dwellings: 188

Land type: Mixed

Ownership: Private

Constraints

- Potential for surface water flooding

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 106</p>		<ul style="list-style-type: none"> - <u>Impact on A58 / A644 junction</u> - <u>Proximity to Grade II Listed Building (1 and 2 Yew Trees)</u> - <u>Archaeology (PRN 2599)</u> - <u>AQMA (No 7 Hipperholme)</u> - <u>Contaminated land</u> - <u>Lowland mixed deciduous woodland UK BAP Priority habitat</u> - <u>Wildlife Habitat Network including Grassland of wildlife value</u> <p><u>Reports required</u></p> <ul style="list-style-type: none"> - <u>Policy RT3 Sequential Test and Retail Impact Assessment</u> - <u>Flood Risk Assessment supported by pre and post development hydraulic modelling</u> - <u>Site investigation (drainage)</u> - <u>Transport Assessment (including assessment of Hipperholme crossroads) & Travel Plan</u> - <u>Access proposals and mitigation proposals and design.</u> - <u>Noise Impact Assessment</u> - <u>Air Quality Assessment</u> - <u>Heritage Impact Assessment</u> - <u>Predetermination Archaeological Evaluation</u> - <u>Contaminated Land Assessment</u> - <u>Ecological Impact Assessment including Net Gain assessment using the Defra biodiversity metric and informed by the most recent species surveys</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Redevelopment of the site should make provision for 2 ha of employment development (Use Classes B2, B8, E(a))</u> - <u>Detail of sufficient mitigation measures for any flood risk identified, including provision of SuDS, ensuring access and egress in a flood event and proposals for emergency evacuation where applicable</u> - <u>Good quality design and layout</u> - <u>Highway improvements to access</u> - <u>Consideration to be given to multi-modal transport corridor improvements</u> - <u>Transport statement to demonstrate that development will not result in an unacceptable impact on highway safety, or result in a severe residual cumulative impact on the road network</u> - <u>Consideration of guidance in the West Yorkshire Low Emission Strategy</u> - <u>Mitigation for any noise impact</u> 		

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

			<p><i>- Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting</i></p> <p><i>- Wildlife Habitat Network should be excluded from the developable area and Grassland enhanced if possible. These considerations will be based on the outcome of future Ecological Impact Assessment</i></p> <p><i>- On-site open space should meet the quantitative and qualitative needs of future residents and other users of the site</i></p> <p><i>- Site requires masterplanning in accordance with Policy IM7.</i></p> <p><i>- The precise extent and mix of uses is dependent on further Transport Assessment and Air Quality Assessment work. Necessary mitigation measures are to be explored and secured through the planning application process</i></p>											
MM173	46	LP0579	<p>Appropriate Uses B1a, C3, D, E</p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Defence lines and flood resilience and resistance - Good quality design and layout - Noise mitigation measures <p><i>- Site requires masterplanning in accordance with Policy IM7.</i></p>	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017									
MM174	47	LP0771	<p>Firth's Carpets, 432 Bradford Road, Bailiff Bridge, Brighouse</p> <table border="1"> <tr> <td>Site area (Ha)</td> <td>0.61</td> <td rowspan="4"></td> </tr> <tr> <td>Indicative developable site area</td> <td>0.61</td> </tr> <tr> <td>Total B floorspace (sq m)</td> <td></td> </tr> <tr> <td>Appropriate uses</td> <td>A1, C3</td> </tr> </table>	Site area (Ha)	0.61		Indicative developable site area	0.61	Total B floorspace (sq m)		Appropriate uses	A1, C3	Update	No significant change, SA carried out on site now proposed for housing allocation – see Appendix 4C
Site area (Ha)	0.61													
Indicative developable site area	0.61													
Total B floorspace (sq m)														
Appropriate uses	A1, C3													

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

			<p>Total No. of dwellings</p>	<p>30</p>			
<p>Land type</p>	<p>Brownfield</p>	<p>Ownership</p>	<p>Private</p>				
<p>Constraints</p>	<ul style="list-style-type: none"> - Potential of surface water flooding from Clifton Beck and Boundary Beck - Contaminated land 						
<p>Reports required</p>	<ul style="list-style-type: none"> - Evaluation of surface drainage network - Contaminated Land Assessment 						

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

			<table border="1"> <tr> <td>Site Specific Considerations</td> <td>Provision of SuDS</td> </tr> </table>	Site Specific Considerations	Provision of SuDS		
Site Specific Considerations	Provision of SuDS						

ELLAND MIXED USE ALLOCATIONS

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
MM175	48	LP0509	<p>Total B <i>Employment</i> Floorspace (sq m): 4908 <u>5000</u> Appropriate Uses: A1, B1a, B1c, D uses <u>E(qiii)/B2, C3</u> Total No. of dwellings: 0 <u>90</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Potential to increase surface water run off - Third party land may <u>be</u> required for access. - Potential land contamination - <u>Proximity to Elland Conservation Area</u> - <u>Listed Building (Former Town Hall - Grade II)</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of green and blue infrastructure including SuDS - Good quality design and layout - Very small area of woodland to be retained - Consideration of recommendations in the Heritage Impact Assessment <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by</u> 	Update / correction / clarification	No change

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APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			<p><u>the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting</u></p> <ul style="list-style-type: none"> - Air quality mitigation following guidance in West Yorkshire Low Emission Strategy - Noise mitigation - <u>Site requires masterplanning in accordance with Policy IM7</u> 		
MM176	49	LP1088	<p>Indicative Developable Area 0.61 <u>0.47</u> Total B Employment Floorspace 3660 <u>1680</u> Appropriate Uses B1a, C3, E(g) Total No. of dwellings: 14 <u>8</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Possible land contamination - UK BAP priority area (Black Brook) - Listed Building in close proximity - Historic Environment Record PRN3675 - <u>Risk of reservoir flooding</u> - <u>Potential fluvial flood risk</u> - <u>Non main watercourse (Black Brook)</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Realignment of retaining wall of the adjacent area. - Buffer of 10m to Black Brook - Minimise light pollution and other disturbance in area of Black Brook - Noise mitigation - Good quality design layout and materials. - <u>Consideration of recommendations in the Heritage Impact Assessment-Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	Correction / update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
MM177	50	LP1123	<p>Total B <i>Employment</i> Floorspace: 6920 <u>4300</u> Appropriate uses B1, C3, E(a) Total No. dwellings: 38 <u>68</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Potential to increase surface water run off - Possible contaminated land - Road noise - Air quality - <u>Risk of reservoir flooding</u> - <u>Potential fluvial flood risk</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Consideration of the recommendations in the West Yorkshire Low Emission Strategy. - Mix of uses should be appropriate to a residential location - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan Publication Draft 2018

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HALIFAX MIXED USE ALLOCATIONS

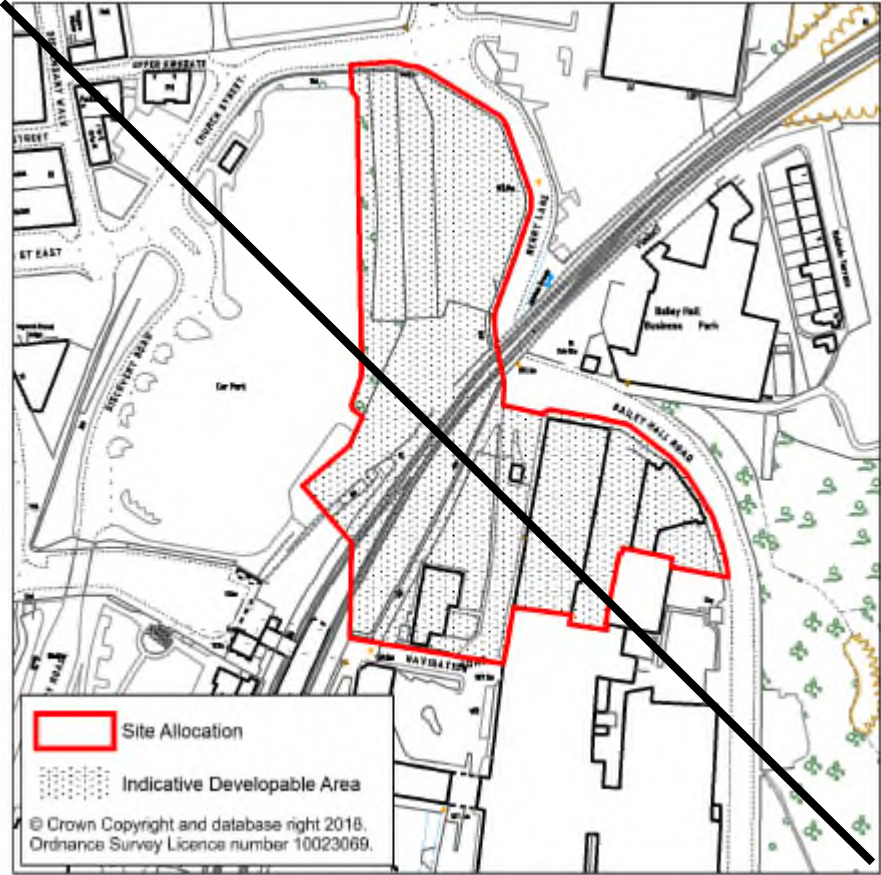
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
MM178	51	LP0264	<p>Total B floorspace (sqm): 3600 <u>1417</u> Appropriate Uses: B1a, C3, E(qi) Total No. of dwellings: 10 <u>40</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS 	Update / clarification	No Change to the SA Site assessment carried out in the SA of

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			<ul style="list-style-type: none"> - Possible mitigation required on A58 and A629 junctions. - Consideration of recommendations in the Heritage Impact Assessment <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - Consideration of proximity to commercial uses in layout and design - Possible land remediation - Regeneration objectives - <u>Site requires masterplanning in accordance with Policy IM7.</u> 		the Local Plan 2017
MM179	52	LP0289	<p>Site area (ha) 0.42 <u>0.41</u> Indicative developable site area 0.42 <u>0.41</u> Total B Employment Floorspace 3600 <u>684</u> Appropriate Uses C3, B1a, A1, D, <u>E(a), E(qi)</u> Total No of dwellings: 10 <u>26</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Good quality design and layout - Consideration of recommendations in the Heritage Impact Assessment <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - Possible highway improvements - Regeneration objectives - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM180	53	LP0370	<p>Appropriate uses A1, B1a, D <u>E(a), E(qi)</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Consider guidance in the West Yorkshire Low Emissions Strategy - Noise mitigation - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	Update / clarification	No Change to the SA Site assessment carried out in the SA of

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APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
					the Local Plan 2017
MM181	54	LP0749		Update / clarification	The developable area is reduced significantly however in terms of the SA there is no substantive change from the original SA carried out in the SA of the Local Plan publication Draft 2018

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 114</p>			 <p data-bbox="584 1318 1032 1378">Site area (ha) 1.52 <u>1.51</u> Indicative developable site area 1.52 <u>0.39</u></p>		

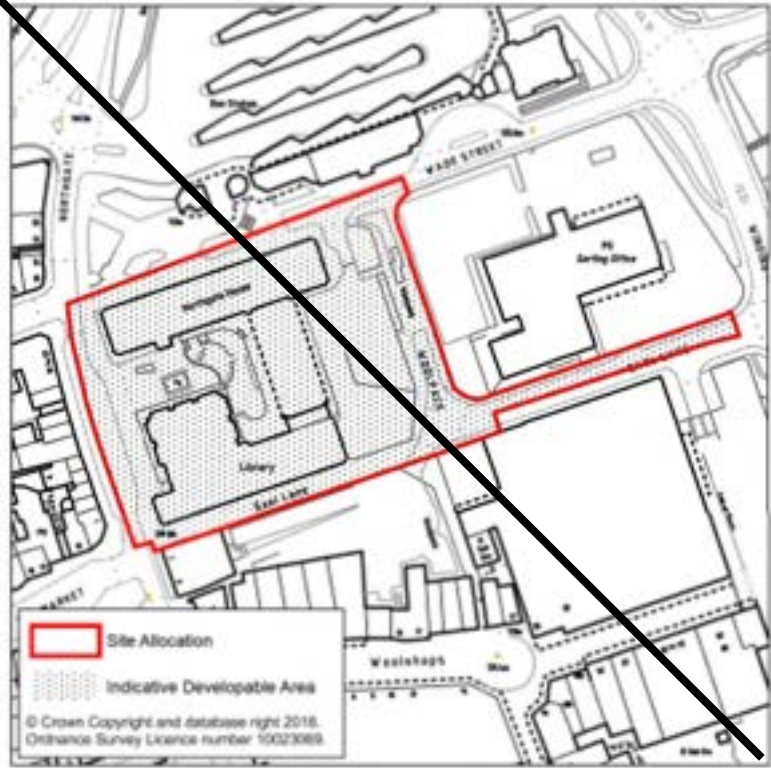
APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 115</p>			<p>Total B Employment Floorspace (sq m) <u>1699</u></p> <p>Appropriate uses C3, other, <u>E(gi)</u></p> <p>Total No. of dwellings: 79 <u>56</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Mitigation to address noise impacts identified in Noise Impact Assessment - Consideration to recommendations provided within the HIA including a masterplan to ensure all measures identified in the HIA are implemented. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - <u>Retention and restoration of the Listed Coal Drops and adjacent open space.</u> - <u>Retention and reuse of the other Listed Buildings on the site.</u> - Layout and design to consider flooding issues in FRA and opening of culvert housing Hebble Brook - <u>The watercourse and buffer must remain free from development.</u> - <u>Site requires masterplanning in accordance with Policy IM7.</u> 		
	M182	55	LP1170	<p>Site area: 3.24 <u>3.23</u></p> <p>Total B <u>Employment</u> Floorspace (sq m): 3000 <u>2630</u></p> <p>Appropriate Uses: B1, C3 <u>E(giii), C3</u></p> <p>Total No. of dwellings: 42 <u>131</u></p> <p>Reports required</p> <ul style="list-style-type: none"> - Hydrological Assessment and evaluation of surface water drainage network - Flood Risk Assessment - Transport Assessment A58 / New Bank and A58 / A629 / Orange Street roundabouts - Land Contamination Assessment - <u>Preliminary Ecological Appraisal and protected species survey</u> - <u>Pre-determination archaeological survey</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Consideration of recommendations in the Heritage Impact Assessment <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by</u> 	Update / clarification

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings								
			<p><u>the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting</u></p> <ul style="list-style-type: none"> - <u>Retention and repair of the stone boundary walls where possible</u> - Comprehensive layout and design - Restoration of Hebble Brook (<u>UK BAP priority habitat</u>), including <u>deculverting of sections of the brook (unless prevented by other environmental constraints)</u>, and the <u>provision of a minimum buffer of 10m, creating a habitat corridor along the banks following the Calderdale Wildlife Habitat network</u> - Land remediation - Regeneration initiatives - <u>Site requires masterplanning in accordance with Policy IM7.</u> 										
<p>MM183</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 116</p>	56	LP1287	<table border="1"> <tr> <td data-bbox="591 703 801 794">Site area (Ha)</td> <td data-bbox="801 703 967 794">0.92</td> </tr> <tr> <td data-bbox="591 794 801 948">Indicative developable site area</td> <td data-bbox="801 794 967 948">0.92</td> </tr> <tr> <td data-bbox="591 948 801 1101">Total B floorspace (sq m)</td> <td data-bbox="801 948 967 1101"></td> </tr> <tr> <td data-bbox="591 1101 801 1284">Appropriate uses</td> <td data-bbox="801 1101 967 1284">A1, A2, A3, B1, C1, C3, D uses.</td> </tr> </table>	Site area (Ha)	0.92	Indicative developable site area	0.92	Total B floorspace (sq m)		Appropriate uses	A1, A2, A3, B1, C1, C3, D uses.	Update	<p>Site is deleted from the Local Plan – SA of SD6 will be updated and will take deletions into account. See Appendix 4C</p>
Site area (Ha)	0.92												
Indicative developable site area	0.92												
Total B floorspace (sq m)													
Appropriate uses	A1, A2, A3, B1, C1, C3, D uses.												

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

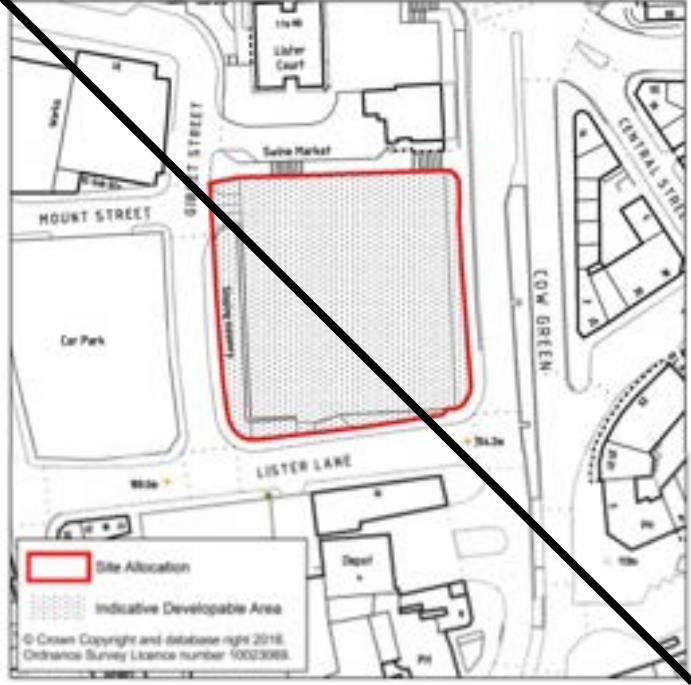
Modification Reference	Page	Para/Table/Box/Policy	Tracked change		Reasons for change	Implication for previous SA Findings
Page 117			Total No. of dwellings	40		
			Land type	Brownfield		
			Ownership	Public		
			Constraints	<ul style="list-style-type: none"> - Possible below ground archaeological (PRN10903) - Halifax Town Centre Conservation Area - Listed Buildings (17-25 Northgate - Grade II) 		
						

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings				
MM184	57	LP1292	<table border="1"> <tr> <td data-bbox="584 344 801 555">Reports required</td> <td data-bbox="801 344 1783 555"> <ul style="list-style-type: none"> - Flood Risk Assessment - Site investigations (drainage) - Assessment of the existing surface water drainage network - Predetermination Archaeological Evaluation - Transport Statement including access arrangements </td> </tr> <tr> <td data-bbox="584 560 801 715">Site Specific Considerations</td> <td data-bbox="801 560 1783 715"> <ul style="list-style-type: none"> - Surface water management and provision of SuDS - Consideration of recommendations in the Heritage Impact Assessment - Include provision for civic open space </td> </tr> </table>	Reports required	<ul style="list-style-type: none"> - Flood Risk Assessment - Site investigations (drainage) - Assessment of the existing surface water drainage network - Predetermination Archaeological Evaluation - Transport Statement including access arrangements 	Site Specific Considerations	<ul style="list-style-type: none"> - Surface water management and provision of SuDS - Consideration of recommendations in the Heritage Impact Assessment - Include provision for civic open space 	Update	Site now proposed for housing – SA carried out but no significant change from the initial SA of Mixed use proposal – see Appendix 4C
			Reports required	<ul style="list-style-type: none"> - Flood Risk Assessment - Site investigations (drainage) - Assessment of the existing surface water drainage network - Predetermination Archaeological Evaluation - Transport Statement including access arrangements 					
Site Specific Considerations	<ul style="list-style-type: none"> - Surface water management and provision of SuDS - Consideration of recommendations in the Heritage Impact Assessment - Include provision for civic open space 								
<p>Cow Green Car Park, Halifax</p> <table border="1"> <tr> <td data-bbox="584 794 786 879">Site area (Ha)</td> <td data-bbox="786 794 958 879">0.34</td> <td data-bbox="958 794 1798 1300" rowspan="4"></td> </tr> <tr> <td data-bbox="584 879 786 1034">Indicative developable site area</td> <td data-bbox="786 879 958 1034">0.34</td> </tr> <tr> <td data-bbox="584 1034 786 1189">Total B floorspace (sq m)</td> <td data-bbox="786 1034 958 1189">0</td> </tr> <tr> <td data-bbox="584 1189 786 1300">Appropriate uses</td> <td data-bbox="786 1189 958 1300">A1, C3</td> </tr> </table>	Site area (Ha)	0.34		Indicative developable site area	0.34	Total B floorspace (sq m)	0	Appropriate uses	A1, C3
Site area (Ha)	0.34								
Indicative developable site area	0.34								
Total B floorspace (sq m)	0								
Appropriate uses	A1, C3								

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APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change		Reasons for change	Implication for previous SA Findings	
Page 119			Total No. of dwellings	141			
	Land type	Brownfield	Ownership	Public			
	Constraints	<ul style="list-style-type: none"> -Adjacent to Halifax Town-centre Conservation Area -Proximity to Listed Buildings -Potential land contamination 					

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings				
Page 20			<table border="1"> <tr> <td>Reports required</td> <td> <ul style="list-style-type: none"> -Site investigation and assessment of existing surface water drainage network. -Transport Statement -Land Contamination Report -Noise Impact Report </td> </tr> <tr> <td>Site Specific Considerations</td> <td> <ul style="list-style-type: none"> -Provision of SuDS -Retain areas of open space -Consideration of Heritage Impact Assessment recommendations. -Mitigation for potential impact of traffic noise </td> </tr> </table>	Reports required	<ul style="list-style-type: none"> -Site investigation and assessment of existing surface water drainage network. -Transport Statement -Land Contamination Report -Noise Impact Report 	Site Specific Considerations	<ul style="list-style-type: none"> -Provision of SuDS -Retain areas of open space -Consideration of Heritage Impact Assessment recommendations. -Mitigation for potential impact of traffic noise 		
	Reports required	<ul style="list-style-type: none"> -Site investigation and assessment of existing surface water drainage network. -Transport Statement -Land Contamination Report -Noise Impact Report 							
Site Specific Considerations	<ul style="list-style-type: none"> -Provision of SuDS -Retain areas of open space -Consideration of Heritage Impact Assessment recommendations. -Mitigation for potential impact of traffic noise 								
MM185	58	LP1431	<p>Appropriate Uses A1, B1/B2, C3, C-D <u>E(qi)</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Good quality design and layout - <u>Site requires masterplanning in accordance with Policy IM7.</u> 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017				
MM186	59	LP1632	<p>Total B <u>Employment</u> Floorspace (sq m) 4680 <u>2945</u></p> <p>Appropriate Uses A1, B1, C3, D <u>E(qiii)</u></p> <p>Total No. of dwellings 47 <u>97</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - <u>Consideration of recommendations in the Heritage Impact Assessment <i>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</i></u> 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan				

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			<ul style="list-style-type: none"> - Noise mitigation - Comprehensive site layout and design - Regeneration objectives - <u>Site requires masterplanning in accordance with Policy IM7.</u> 		Publication Draft 2018

HEBDEN BRIDGE MIXED USE ALLOCATIONS

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
MM187 Page 121	60	LP0922	<p>Appropriate Uses B1a, C3, <u>E(gi)</u> Total B Employment Floorspace (sq m) 2220 <u>2213</u> Total No. of dwellings: 11 <u>12</u></p> <p>Constraints:</p> <ul style="list-style-type: none"> - Fluvial and Pluvial Flood Risk - Hebden Bridge Conservation Area - Ecological Issues – proximity to South Pennine Moors SPA/SAC/SSSI - <u>Site is within 2.5km of the SPA/SAC</u> - Noise from nearby commercial/industrial uses <p>Reports Required:</p> <ul style="list-style-type: none"> - Flood Risk Assessment, to include Hydrological Assessment - Access proposals and Transport Statement. - Noise Impact Assessment. - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on</u> 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 122</p>		<p><u>SPA/SAC</u></p> <ul style="list-style-type: none"> - Habitat Regulations Assessment (<u>HRA</u>) <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Consideration to recommendations provided within the HIA <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> - Consider loss of car parking - <u>The proposed Hebden Bridge Flood Alleviation Scheme may need to be considered in this location.</u> - <u>Site requires masterplanning in accordance with Policy IM7.</u> 		
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Housing Site allocations

SA of Main Modifications to SD01.2 Housing allocations Brighouse and Garden Suburbs

Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
MM188	61	LP0174	<p>Site area: 2.83<u>2.82</u> Indicative developable site area: 1.85 <u>1.84</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Design and Layout to mitigate Flood Risk - minimum standoff from the Red Beck of 10m - Provision of green and blue infrastructure <u>on site</u> including provision of <u>such as</u> SuDS and green roofs - Provision of storage for storm water run-off is recommended - Retain all of the adjacent woodland - Reduce developable area by providing a 10m buffer from woodland to be planted with native shrubs - Minimise light pollution and other disturbance to the beck corridor. - <u>Provision of parking restrictions at junction of Wilton Street and Brighouse Wood Lane</u> 	Update / clarification	SA – Modification to the site results in an additional positive impact against SA11, to protect and enhance the natural landscape, due to protection of the adjacent woodland and standoff. No other change to SA site assessment carried out in SA of Local Plan 2017.
MM189	63	LP0548	<p>Site Area (ha): 0.55 <u>0.54</u> Indicative Developable Site Area: 0.55 <u>0.54</u> Indicative Density (dph): 36 <u>30</u> Indicative Capacity: 19 <u>16</u></p>	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan Publication Draft 2018
MM190	64	LP0565	<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Defence lines and Flood resilience & resistance - Provision of green and blue infrastructure <u>on site such as</u> including SuDS and green roofs - Provision of storage for storm water run-off is recommended - Third Party Land required to widen part of Bowling Alley Terrace - <u>Potential site access via Scholey Avenue</u> - Reduce developable land by providing a buffer of 20m on the SE boundary plant with locally native shrubs. - Locally native species rich hedgerows should be planted on the other boundaries. 	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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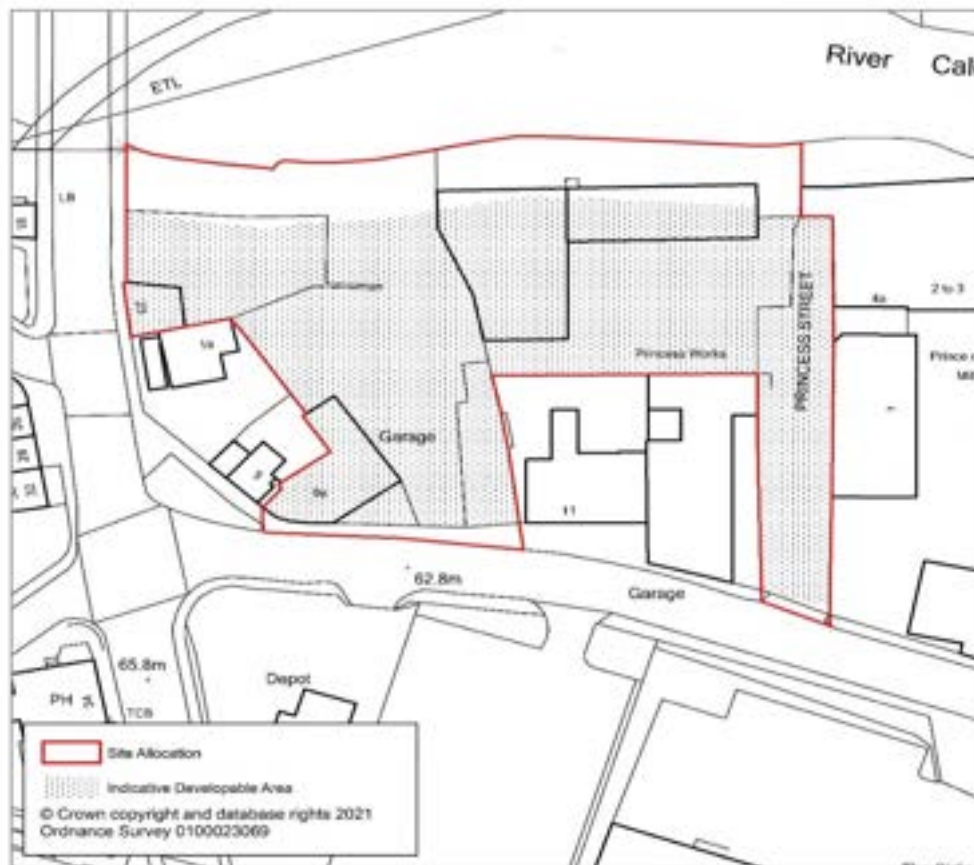
			<ul style="list-style-type: none"> - Avoid light spillage into the woodland - Include bat tubes and bird boxes within any development - Mitigation measures put in place on the remainder natural/semi-natural green space 		
MM191	65	LP0568	<p>Site Area (ha): 4.34 <u>4.33</u> Indicative developable site area: 2.36 <u>2.37</u> Indicative density (dph): 35 <u>33</u> Indicative capacity: 83 <u>78</u></p> <ul style="list-style-type: none"> - Provision of green and blue infrastructure <i>on site such as</i> including green roofs and SuDS - Provision of storage for storm water run-off is recommended - 10m buffer on the south boundary should be taken out of the developable area and planted densely with native shrubs to improve habitat linkages - The central hedgerow should be retained and restored. - A SuDS scheme should take account of existing biodiversity and take the form of fen, marsh, wet woodland, wet grassland or standing water in basins. - Stand-off from motorway - Good acoustic design required for layout and house types. - West Yorkshire Low Emission Strategy has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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<p>MM192</p>	<p>67</p>	<p>LP0571</p>		<p>Update / correction</p>	<p>No Change to the SA Site assessment carried out in the SA of the Local Plan 2017</p>
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Site Area (ha): ~~0.48~~ 0.50
 Indicative developable site area: ~~0.38~~ 0.39
 Indicative density (dph): ~~262~~ 256

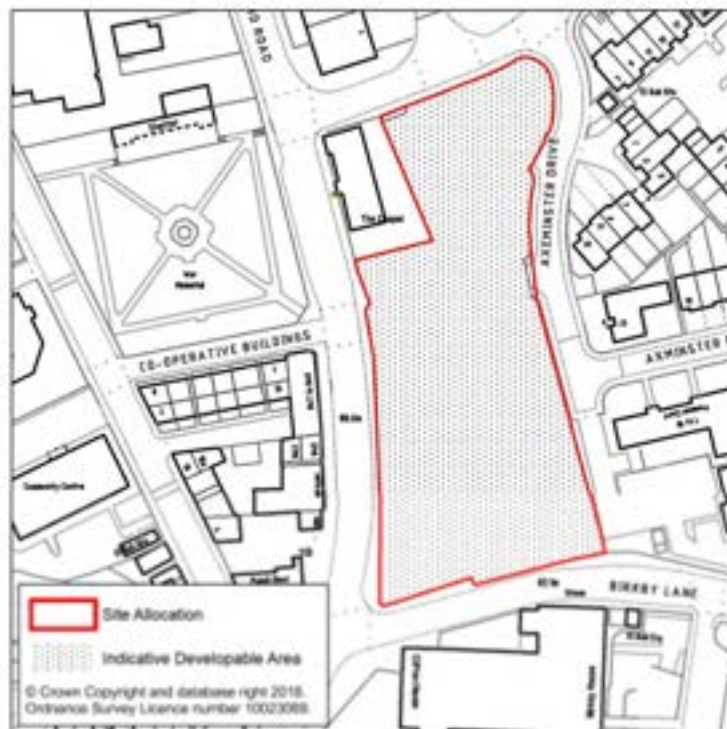
Constraints

- Surface water flood risk
- River Calder and lowland mixed deciduous woodland - UK BAP Priority Habitats

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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 127</p>			<ul style="list-style-type: none"> - Protected species - otters and bats - Wildlife Habitat Network - Proximity to industrial/commercial uses - Proximity to Brighouse Air Quality Management Area - <u>Risk of reservoir flooding</u> - <u>Potential fluvial flood risk</u> - <u>Adjacent to River Calder</u> <p>Reports Required</p> <ul style="list-style-type: none"> - Flood Risk Assessment, to include Hydrological Assessment: <ul style="list-style-type: none"> • <u>Flood risk hydraulic modelling</u> • <u>Emergency Access and egress plans (to be provided to the LPA for consideration and agreement with the Council’s emergency planners)</u> • <u>Specific consideration being given to impacts from historic flooding, such as recent flood events in Calderdale</u> • <u>Following a sequential approach to the layout of the site – i.e. locating development in areas of least flood risk</u> - Topographical surveys may be required to inform FRA. 		
<p>M193</p>		<p><u>LPO771</u></p>	<p><u>Firth's Carpets, 432 Bradford Road, Bailiff Bridge, Brighouse</u> *denotes modification to original site details when Mixed Use Site</p>	<p>Update / correction</p>	<p>New SA carried out to reflect the change of proposed use. See Appendix 4 Section C</p>

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Site area (Ha): 0.61 0.60*

Indicative developable site area: 0.61 0.60*

Indicative Density (dph): 68*

Indicative capacity: 41*

Land type: Brownfield

Ownership: Private

Constraints

- Potential of surface water flooding from Clifton Beck and Boundary Beck
- Contaminated land
- Listed Building (Former St Aidan's Mission Church - Grade II)*


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			<p>Reports Required</p> <ul style="list-style-type: none"> - <u>Evaluation of surface drainage network</u> - <u>Contaminated Land Assessment</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - <u>Site requires masterplanning in accordance with Policy IM7.*</u> 		
MM194	68	LP0846	<p>Reports Required</p> <p><u>Heritage Impact Assessment</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Retain as many of the trees as possible. - Plant locally native shrubs/trees within the gardens. - Use climbers such as ivy and honeysuckle with the landscaping. - Include bat tubes within at least 4 of the dwellings. - Consideration to recommendations provided within the HIA - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> 	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM195	69	LP0945	<p>Indicative density (dph): 32 <u>41</u></p> <p>Indicative Capacity: 62 <u>75</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Design of access roads and retaining structures - Provision of green and blue infrastructure <u>on site such as including</u> SuDS and green roofs - Provision of storage for storm water run-off - Highlight opportunities for ecological enhancement and make recommendations for design and allow significant adverse ecological effects to be avoided and for mitigation to be specified - Planting of significant areas of dense native shrubs - Careful consideration with regard to any development close to the cemetery - Consider recommendations of the West Yorkshire Low Emission Strategy 	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

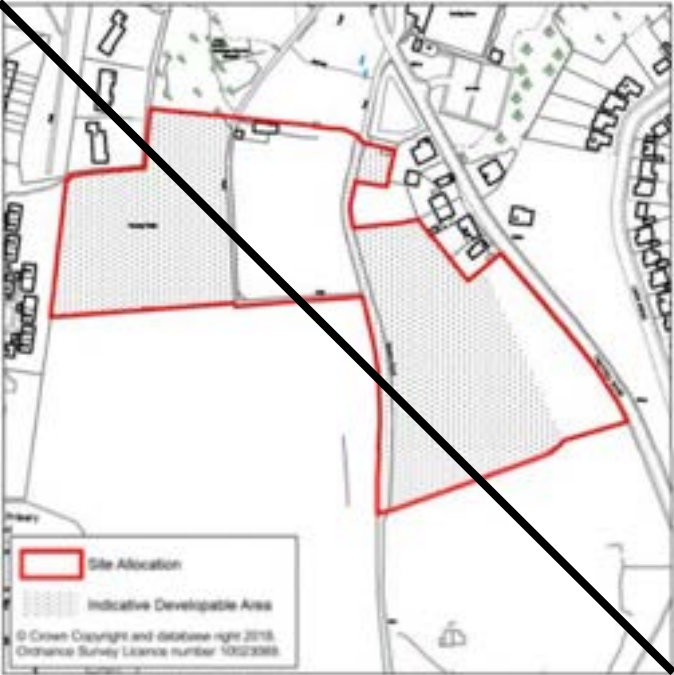
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MM196	70	LP1000		Update	No Change to the SA Site assessment carried out in the SA of the Local Plan Publication Draft 2018
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			 <p>Site Area: 0.54 <u>0.46</u> Indicative Developable Area: 0.53 <u>0.46</u> Indicative Density: 45 <u>22</u> Indicative Capacity: 24 <u>10</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Consideration to recommendations provided within the HIA <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - Green and Blue Infrastructure including SuDS - Retain Trees where possible - <u>Development proposals should include the enhancement of other open spaces in the area such as at the adjacent Woodhouse Recreation Ground.</u> 		
MM197	71	LP1032	<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Defense lines and provision of green and blue infrastructure including SuDS 	Clarification	No Change to the SA Site assessment carried out in

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			<ul style="list-style-type: none"> - Exclude an area of grassland from the developable area - Protect the settings of nearby listed buildings through careful consideration of scale, height and materials. - Existing trees should be retained to the western boundary - Good acoustic design required for layout and house types <p><i>Access to the site should be taken from Toothill Bank at a point opposite the existing Bowling Club with this access also serving allocation LP1032.</i></p>		the SA of the Local Plan 2017
MM198	72	LP1033		Update / clarification	No substantial overall change to the SA Site Assessment carried out in the SA of the Local Plan 2017; the increased residential capacity would further support the SA objective SA1 ‘To Ensure Quality Housing is Available to Everyone’ and the increased capacity would help use land more efficiently (SA13) however the site is greenfield and therefore the overall impact against that objective remains uncertain.

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Site Area (ha): ~~3.22~~ 3.23
 Indicative Developable Area: ~~2.12~~ 3.23
 Indicative Capacity: ~~64~~ 97

Reports required:

- Hydrological Assessment as part of a Flood Risk Assessment
- Well planned site investigations (Drainage)
- Transport Assessment, to include Access Road Design
- Contaminated Land Assessment
- Land Stability Assessment
- Ecological Impact Assessment informed by the Defra metric and demonstrating biodiversity Net Gain

Site Specific Considerations

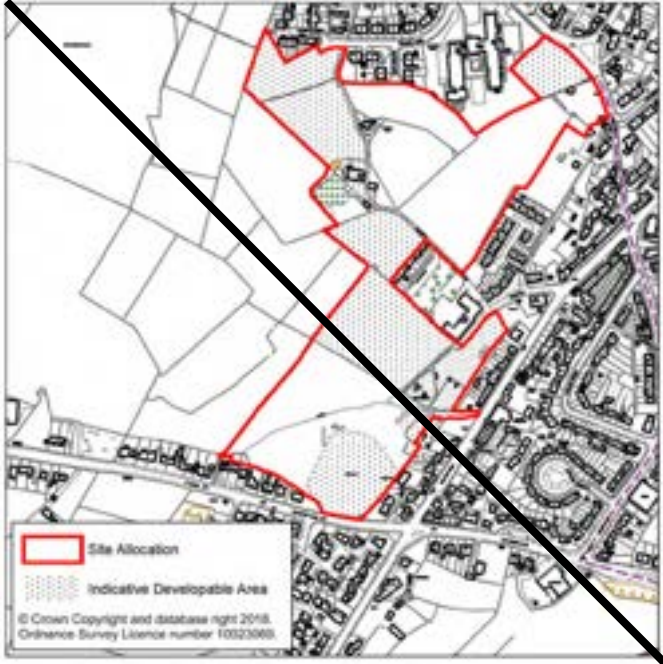
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Page 134			<p>- A site specific policy is required to ensure the retention <i>and strengthening</i> of a strong and defensible boundary between the allocation for housing and the Green Belt</p> <p>- Surface water management measures, <i>such as</i> including provision of SuDS and green roofs</p> <p>- Provision of storage for storm water run-off is recommended</p> <p>- Remove the grassland from the developable area and maintain grassland on site</p> <p><i>- Retain the woodland, mature trees and hedgerows on the site. The stream with a buffer of 5m should also remain free from development. These areas should be integrated into landscaping and should not form part of private gardens.</i></p> <p><i>- Site layout should take into account the steep topography of the eastern section of the site, and consideration be given to using this land for landscaping/open space. The precise extent of landscaping/open space will be determined through masterplanning.</i></p> <p><i>- Improvements to other open space in the area should be carried out prior to development, for example at the adjacent Carr Green Recreation Ground and Playing Fields.</i></p> <p><i>Access to the site should be taken from Toothill Bank at a point opposite the existing Bowling Club and via allocation LP1032.</i></p>		
	MM199	73	<p>LP1053</p> <p>Site Area (ha): 3.73 <u>3.75</u></p> <p>Site Specific Considerations</p> <p>- Provision of green and blue infrastructure <i>on site such as</i> including SuDS and green roofs</p> <p>- Provision of storage for storm water run-off is recommended</p> <p>- Third party land required to create suitable access</p> <p>- Remove from the developable area a 10m buffer from all woodland and plant with locally native shrubs</p> <p>- Retain shrubs on east boundary and plant species rich locally native hedgerow on north boundary</p> <p>- Provide mitigation for the increased recreational pressure on nearby LWS</p> <p>- Avoid light spillage into the woodland.</p> <p>- A SUDs scheme should take account of existing biodiversity and take the form of fen, marsh, wet woodland, wet grassland or standing water in basins.</p> <p>- Noise Mitigation</p> <p><i>- Site access of LP1053 and LP1054 need to be linked to minimise additional accesses on to Brookfoot Lane.</i></p>	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
	MM200	74	<p>LP1054</p> <p>Site Specific Consideration</p> <p>- Provision of green and blue infrastructure - including SuDS and green roofs</p> <p>- Provision of storage for storm water run-off is recommended</p>	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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			<ul style="list-style-type: none"> - Provide a minimum stand off from the LWS of 20m. Allow to naturally scrub over with locally native trees. - Remove from the developable area a 5m buffer from the western boundary and plant with locally native shrubs - Provide mitigation for the increased recreational pressure on nearby LWS - <u>Site access of LP1053 and LP1054 need to be linked to minimise additional accesses on to Brookfoot Lane</u> 		
MM201	75	LP1060	<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS for attenuation of surface water run off - <u>Improvements to other open spaces in the vicinity such as Bentley Avenue and Aysgarth Avenue</u> - <u>Improvements to other open space in the area should be carried out prior to development. These could include additional equipment at the nearby play area at Bentley Avenue and the provision of goal posts on the grassed area at Aysgarth Avenue.</u> - <u>Development proposals should retain the hawthorn and elder hedgerow along the site boundary with Bentley Avenue or provide similar compensatory habitat within the site.</u> - <u>Development proposals should retain the single cherry tree currently on site.</u> 	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan Publication Draft 2018
MM202	77	LP1077	<p>Site Area: 13.08 <u>13.04</u> Indicative developable area: 6.67 <u>6.66</u> Indicative density (dph): 32 <u>26</u> Indicative Capacity: 213 <u>174</u></p> <p>Reports Required</p> <ul style="list-style-type: none"> - Flood Risk Assessment - Evaluation of surface drainage network - Full masterplan and Transport Assessment/Travel Plan with assessments of junction to be agreed but including A58 / A644 junction - Ecological Management Plan - Contaminated land assessment - Noise impact assessment - <u>Landscape Impact Assessment</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of green and blue infrastructure <u>on site such as including</u> SuDS and green roofs - Provision of storage for storm water run-off is recommended 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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			<ul style="list-style-type: none"> - Mitigating improvements required at A58 / A644 junction - Remove deciduous woodland from developable area - Retain and restore hedgerow; retain trees and shrubs where possible. - Plant dense locally native shrubs adjacent to woodland to prevent access except along rights of way. - Specify and implement other prescriptions to minimise impacts on the woodland due to increased recreational pressure. - Plant woodland and develop locally native grasslands in the remainder of the area excluded from the developable area. - Retention of the stone boundary wall <i>where appropriate and practical</i> - Have regard to the West Yorkshire Low Emission Strategy which has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts. - <u>Site requires masterplanning in accordance with Policy IM7.</u> 		
MM203	78	LP1078		Update / clarification	The Modification to the site results in an additional positive impact against SA4, due to the requirement for improved open space; there were no other changes to the overall SA carried out in the SA of the Local Plan Publication Draft 2018

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Site Area: 10.62 10.57
 Indicative developable area: ~~5.15~~ 5.12
 Indicative density (dph): ~~29~~ 52
 Indicative capacity: ~~149~~ 267

Site Specific Considerations

- Provision of SuDS
- ~~Retention of existing playing pitch or enhancement of other facilities in the area~~
- Open Space shall be provided as per the details approved in planning approval 19/00628/FUL for construction of 267 dwellings and public open space including demolition of buildings on land at New Hey Road, Delf Hill And Shannon Road, Mount Lane, Brighouse.
- Implement guidance in the West Yorkshire Low Emission Strategy
- ~~Consideration of recommendations provided within the Heritage Impact Assessment.~~
- Implementation of the recommendations provided in the Heritage Impact Assessment or other

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			<p><u>suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u></p> <ul style="list-style-type: none"> - Exclude all areas of the Wildlife Habitat Network, the woodland and the 3 fields in the north east from the developable area. - Consideration of the guidance in the West Yorkshire Low Emission Strategy - Good quality design and layout. - <u>Site requires masterplanning in accordance with Policy IM7.</u> 		
MM204	79	LP1093	<p>Reports Required</p> <ul style="list-style-type: none"> - Flood Risk Assessment to include Hydrological assessment - Protected Species Survey - Contaminated Land Assessment - Noise Impact Assessment - <u>Landscape Impact Assessment</u> <p>Site Specific Consideration</p> <ul style="list-style-type: none"> - Provision of green and blue infrastructure such as SuDS and green roofs, taking into account biodiversity - Provision of storage for storm water run-off is recommended - 20m buffer from the woodland, planted with species rich native shrubs and hedgerows - Have regard to West Yorkshire Low Emission Strategy which has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts - <u>Applicants should provide a joint access for LP1093 and LP1095 to minimise additional accesses on the local highway network.</u> 	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM205	80	LP1095	<p>Site Area:4.83 <u>4.81</u></p> <p>Reports Required</p> <ul style="list-style-type: none"> - Access Junction design on to A644 - Operational assessment to demonstrate no detriment to operation of A644 - Transport Assessment & Travel Plan - Flood Risk Assessment, informed by Hydrological Assessment - Protected Species Surveys - Contaminated Land Assessment - <u>Landscape Impact Assessment</u> <p>Site Specific Consideration</p>	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017


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			<ul style="list-style-type: none"> - Localised widening would be required to provide a Right Turn Lane on the A644 - Provision of green and blue infrastructure including provision of SuDS and storage for storm water run-off. SuDS should take account of existing biodiversity. - Access Junction design - <u>Applicants should provide a joint access for LP1093 and LP1095 to minimise additional accesses on the local highway network.</u> - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt - New linear park and possible play equipment - Consideration to recommendations provided within the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - Mitigation measures identified in Contaminated Land Assessment 		
MM206	81	LP1116	<p>Indicative developable site area: 1.05 <u>1.04</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Good acoustic design required for layout and house types - West Yorkshire Low Emission Strategy has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts. - Consideration to recommendations provided within the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM207	82	LP1322	<p>Indicative developable site area: 0.35 <u>0.36</u></p>	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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MM208	83	LP1469		Update / clarification	No change
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			 <p>Site Area: 0.44 <u>0.46</u> Indicative Developable Area: 0.44 <u>0.46</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Capacity building of existing drainage network and well planned site investigations. - Provision of SuDS - Highway improvements required to Stoney Hill from the Lillands Lane junction - Consider the impact on visual amenity currently provided by the site. - Good acoustic design required for layout and house types. - <u>Standard trees should be retained where possible.</u> 		
MM209	84	LP1648	<p>Indicative density (dph): 36 <u>48</u> Indicative capacity 31 <u>41</u></p> <p>Constraints</p> <p>Cumulative traffic impact with other potential sites in Hipperholme would result in a severe impact <u>Impact on A58 / A644 junction</u></p>	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan Publication Draft 2018

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Page 142		<ul style="list-style-type: none"> - Lowland mixed deciduous woodland a UK Biodiversity Action Plan priority habitat to the east of the site - Within Calderdale Wildlife Habitat Network - Proximity to Hipperholme AQMA (No. 7) - Potential contaminated land - Potential noise from industrial site to the south - <p>Reports Required</p> <ul style="list-style-type: none"> - Transport Assessment (<i>including assessment of Hipperholme crossroads</i>) and Travel Plan. - Contaminated Land Assessment - Noise Impact Assessment <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Improvements at the signalised Hipperholme crossroads. - <u>Consideration to be given to multi-modal transport corridor improvements</u> - <u>Transport statement to demonstrate that development will not result in an unacceptable impact on highway safety, or result in a severe residual cumulative impact on the road network</u> - <u>Development of LP1648 to be designed to ensure access from LP0032 can be achieved</u> - Exclude lowland mixed deciduous woodland a UK Biodiversity Action Plan priority habitat from site allocation - Have regards to the West Yorkshire Low Emission Strategy which has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts. 		
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Garden Suburbs

Modification Reference	Page	Site Ref	Tracked Changes	Reason	Implications for previous SA Findings
MM210	85	LP1451	Site Area (ha): 63.2 <u>63.00</u> Indicative developable area: 44.9 <u>44.76</u>	Update / correction / clarification	No Change to the SA Site

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Modification Reference	Page	Site Ref	Tracked Changes	Reason	Implications for previous SA Findings
Page 143			<p>Constraints</p> <ul style="list-style-type: none"> - Potential for increased surface water run-off - Highways (Impact on the Strategic Highway Network; and significant traffic impact flows in central Brighouse) - Ecology (river and lowland mixed deciduous woodland to the south of the site both UK BAP priority habitats; species rich semi-improved grassland in the south central area and a short section of disused railway to the north-east fall within the Wildlife Habitat Network) - Heritage (Grade II Firth House; Grade II Listed Anchor Pit Lock to the east of the site; Class III Archaeological Site (PRN 2675) within the site; and The Gatehouse on Huddersfield Road which is undesignated) - Noise from motorway - Impact upon Brighouse AQMA - Toothill being monitored for traffic pollution - <u>Rights of Way (Brighouse 093, 095, 124, 125)</u> - <u>Risk of ball strike on development adjacent to Augustinians Cricket Club.</u> <p>Reports Required</p> <ul style="list-style-type: none"> - Hydrological Assessment as part of a Flood Risk Assessment - Transport Assessment <u>and Travel Plan</u> - Ecological Appraisal including ecological surveys (such as Phase 1 habitat and protected species surveys) and an ecological record search with West Yorkshire Ecology Ecological Impact Assessment and Ecological Management Plan will be required - Noise Impact Assessment - Predetermination Archaeological Evaluation - <u>Health Impact Assessment</u> - <u>Air Quality Impact Assessment</u> - <u>Land Contamination Assessment</u> - Masterplan <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of green and blue infrastructure including SuDS - Topography and water features that affect the layout of the development 		assessment carried out in the SA of the Local Plan Publication Draft 2018

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Modification Reference	Page	Site Ref	Tracked Changes	Reason	Implications for previous SA Findings
Page 144			<ul style="list-style-type: none"> - Contribute to the additional schemes identified by the Highways England West Yorkshire Infrastructure Study and included in the Infrastructure Delivery Plan. Junction improvements around Brighouse - Provide a minimum stand-off from the river of 10m and 20m from Bradley Wood - Provide for biodiverse recreational space within the development in order to reduce pressure on Bradley Wood <u><i>Ancient Woodland</i></u>. - Provide funding for habitat protection - SuDS scheme should take account of existing biodiversity and take the form of fen, marsh, wet woodland, wet grassland or standing water in basins Biodiversity mitigation/enhancement should provide locally native species rich unimproved grassland and locally native species rich hedgerows, restoring gaps in the Wildlife Habitat Network - Inclusion of Open Space <u><i>- Masterplanning work to identify the location and typology breakdown of Open Space throughout the site. Provision on the allocation will be above the Open Space policy requirements.</i></u> - Consideration to recommendations provided within the HIA. <u><i>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</i></u> <u><i>- Consider recommendations of the West Yorkshire Low Emission Strategy. West Yorkshire Low Emission Strategy has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts.</i></u> - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt <u><i>- Applications for development adjacent to Augustinians Cricket Club must undertake a ball strike risk assessment and as a minimum consider recreational cricket and ball speeds of up to 40 metres per second. Any mitigation package that the ball strike risk assessment advises should be built into the scheme by the developer; and be constructed and maintained in perpetuity at the developer’s expense.</i></u> <u><i>- Site requires masterplanning in accordance with Policy IM7.</i></u> <u><i>- Provision of one on-site, two-form entry primary school. Unless up-to-date pupil projections indicate to the contrary, the school will aim to open in September 2025 and will include early years provision.</i></u> <u><i>- Masterplanning of site to include production of an infrastructure cost delivery plan to include phasing to indicate when key infrastructure will be required.</i></u> <u><i>- Retention and enhancement of existing Rights of Way on site (Brighouse 093, 095, 124, 125)</i></u> 		

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Modification Reference	Page	Site Ref	Tracked Changes	Reason	Implications for previous SA Findings
Page 45 M211			<ul style="list-style-type: none"> - <u>Landscape and Visual Impact Assessment (LVIA) to be carried out as part of the masterplanning process.</u> - <u>Unless demonstrated otherwise through an up-to-date Transport Assessment, no more than 680 units shall be delivered in advance of the completion of the critical schemes listed in the IDP (2021). The IDP is a provisional list and is subject to change as masterplanning work progresses and the A641 business case is developed.</u> - <u>The primary route will enter the site at a single access point from the A641 at the Western boundary. It is not expected that there will be any other primary access points to the site.</u> - <u>Secondary accesses to the site will be provided to the site via Ryecroft Lane and Woodhouse Gardens.</u> - <u>Ryecroft Lane will provide access to the new primary school and village centre.</u> - <u>Additional pedestrian and cycle accesses will be in appropriate locations providing linkages to the North, East, South and West.</u> - <u>Provision of a local centre which shall be constructed in the early phases of development.</u> 		
	87	LP1463	<p>Site Area (ha): 140.66 <u>140.44</u> Indicative developable area: 105.15 <u>101.00</u> Indicative density (dph): 19 <u>20</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Potential for increased surface water run-off - Highways (Impact on the Strategic Highway Network; and significant traffic impact flows in central Brighouse) - Ecology (Species rich acid and neutral grassland likely to be UK BAP priority habitat; Lowland mixed deciduous woodland; Wildlife Habitat Network; and Birds including curlew, lapwing, golden plover and tree sparrow) - Heritage (Grade II Woolrow and Woolrow Farmhouse; Class III Archaeological site PRN4062; Locally Listed Historic Park and Garden Wellholme Park; undesignated Former Railway Structures) - Impact upon Brighouse AQMA - Turbines and potential of noise and shadow flicker - Contaminated Land - <u>Rights of Way (Brighouse 058, 059, 068, 070, 071, 072, 073, 138)</u> 	Update / correction / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan Publication Draft 2018

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Modification Reference	Page	Site Ref	Tracked Changes	Reason	Implications for previous SA Findings
Page 146			<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Consideration of topography and water features that affect the layout of the development. - Provision of green and blue infrastructure including SuDS - Contribute to the additional schemes identified by the Highways England West Yorkshire Infrastructure Study and included in the Infrastructure Delivery Plan. Junction improvements around Brighouse - Remove Wildlife Habitat Network areas from proposed allocation - On-going grassland and woodland management for biodiversity enhancement - Inclusion of Open Space - <u>Masterplanning work to identify the location and typology breakdown of Open Space throughout the site. Provision on the allocation will be above the Open Space policy requirements.</u> - Consideration to recommendations provided within the HIA. Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting. - <u>Development proposals will be required to demonstrate how the development will contribute to securing the repair of the Grade II Listed Woolrow</u> - <u>Consider recommendations of the West Yorkshire Low Emission Strategy.</u> West Yorkshire Low Emission Strategy has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts. - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt. - <u>Site requires masterplanning in accordance with Policy IM7.</u> - <u>Provision of one on-site, two-form entry primary school. Unless up-to-date pupil projections indicate to the contrary, the school will aim to open in September 2025 and will include early years provision.</u> - <u>Masterplanning of site to include production of an infrastructure cost delivery plan to include phasing to indicate when key infrastructure will be required.</u> - <u>Landscape and Visual Impact Assessment (LVIA) to be carried out as part of the masterplanning process.</u> - <u>Masterplanning to ensure designs safeguard the character and identity of the Thornhills hamlet and the wooded valley slopes.</u> - <u>Unless demonstrated otherwise through an up-to-date Transport Assessment, no more than 680 units shall be delivered in advance of the completion of the critical schemes listed in the IDP (2021). The IDP is</u> 		

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Modification Reference	Page	Site Ref	Tracked Changes	Reason	Implications for previous SA Findings
			<p><u>a provisional list and is subject to change as masterplanning work progresses and the A641 business case is developed.</u></p> <ul style="list-style-type: none"> - <u>Delivery of the Garden Suburb is feasible through provision of a spine road, however the final layout and access options will be refined through the masterplanning work.</u> - <u>The primary school and village centre shall be accessed from the A643.</u> - <u>Provision of a local centre which shall be constructed in the early phases of development.</u> 		

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Housing allocations Elland

Mod Ref	Page	Para/Table / Box/Policy	Tracked change	Reason	Implications for previous SA Findings
MM212 Page 148	89	LP0037		Clarification / correction / update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Indicative Developable Area: ~~0.84~~ 0.80

Indicative Capacity: ~~30~~ 29

Constraints

- ~~–Stainland Conservation Area~~
- ~~–Flood storage area~~
- Holywell Brook (UK BAP priority habitat)
- Wildlife Habitat Network
- Potential to increase surface water run off
- Grade II listed viaduct (220m south) / Grade II listed boundary marker on Jaqger Bridge
- Long Heys Farm (potential standoff)

Reports

- ~~–Transport Statement~~
- Flood Risk Assessment, informed by a Hydrological Assessment
- Transport Assessment
- Ecological Impact Assessment

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Page 150			<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS. - <u>Provision of green and blue infrastructure, such as SuDS and green roofs.</u> - Measures to discourage the use of the Church Lane junction with Stainland Road - Consider the impact on visual amenity currently provided by the site. - <u>Leave a minimum stand off of 10m from Holywell Brook and plant with locally native species.</u> - <u>Minimise light pollution and other disturbance to Holywell Beck.</u> - <u>Building heights and materials need to be carefully considered.</u> - <u>Existing trees should be retained wherever possible.</u> - Consideration to recommendations provided within the HIA. - <u>Realignment of retaining wall of the adjacent area of the development.</u> - <u>The listed boundary marker should be retained and protected during any construction works.</u> - <u>Stand-off necessary if Long Heys Farm is operational.</u> - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt 			
	MM213	90	LP0065	Site Area (ha): 1.01 <u>1.00</u>	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
	MM214	91	LP0075	Site Removed from Local Plan		Site Deleted – SA of housing Allocation policy will consider impacts of deleted sites – a new SA Report against policy SD7 will be included in Appendix 4 C

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Site area (Ha): 0.32
 Indicative developable area (dph): 0.32
 Indicative density: 35
 Indicative Capacity 11
 Land Type: Greenfield

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			<p>Ownership: Private:</p> <p>Constraints:</p> <ul style="list-style-type: none"> – Stainland Conservation Area – Land Contamination <p>Reports Required:</p> <ul style="list-style-type: none"> – Transport Statement – Hydrological Assessment – Land contamination Report <p>Site Specific Considerations:</p> <ul style="list-style-type: none"> – Provision of SuDs – Consideration to issues raised within the HRA 		
M215	91	LP0075	The two consequential Green Belt changes proposed in CC48 (GBD292 and GBD320) as a result of allocating site LP0075 are deleted. The Green Belt boundary in this location reverts to that designated in the RCUDP.	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017


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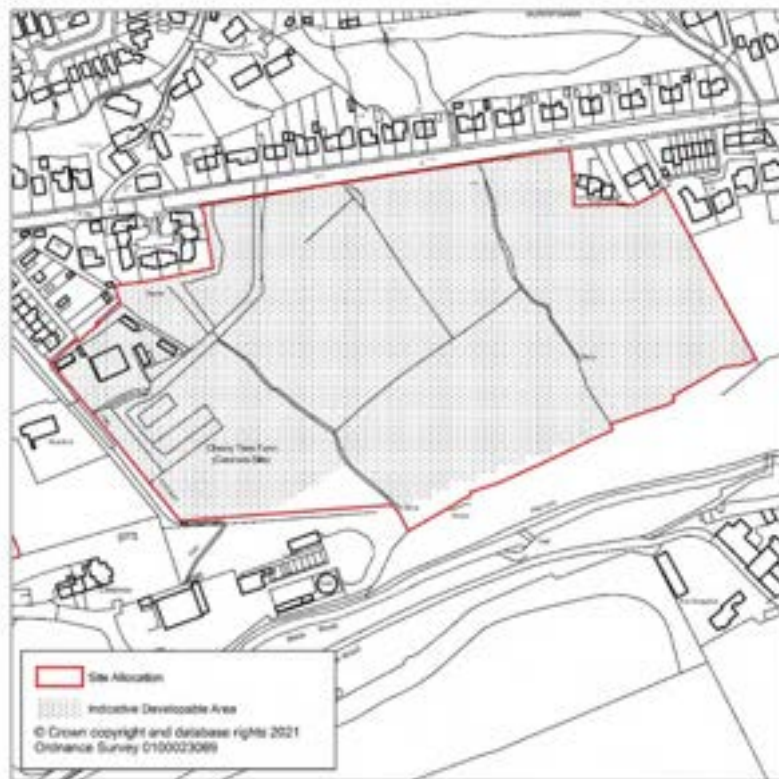
MM216	92	LP0146	<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS. - Measures to discourage the use of the Church Lane junction with Stainland Road - Consider the impact on visual amenity currently provided by the site. - Consideration to recommendations provided within the HIA. <i>Implementation of the recommendations provided in the HIA or other suitable mitigation measures agreed by the</i> 	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
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			<p><i>Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</i></p> <p>- Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt.</p>		
MM217	17	LP0177			New SA Site Assessment report in Appendix 4C

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Site Area: 6.03

Indicative Developable Area: 5.83

Indicative Capacity:-175

Constraints

- Sunny Bank Clough and Daleside Clough watercourses

- Archaeological Site PRN4249

- Bradley Hall Farmhouse (Grade II)

- Wildlife Habitat Network

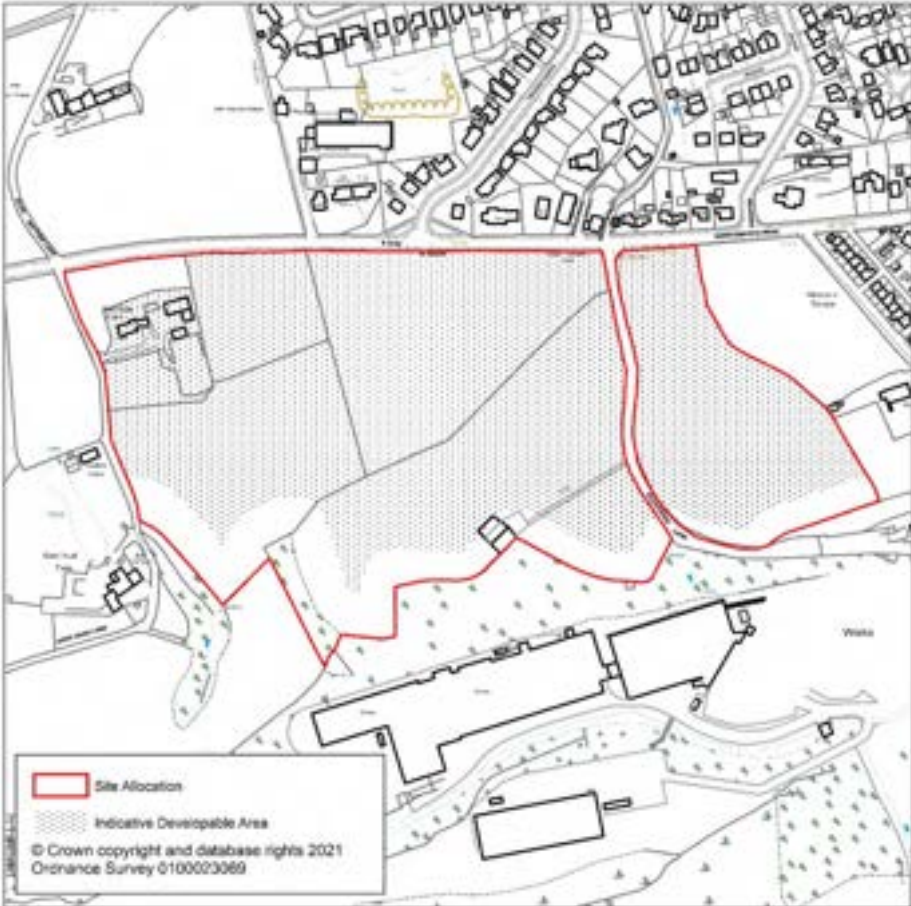
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		<p>- <u>Potential air quality impact</u> - <u>Black Brook (UK BAP priority habitat)</u> - <u>Sensitive adjacent uses (school, camp site, farm, industry)</u> - <u>Elland Q36 (Right of Way)</u></p> <p><u>Reports Required</u> - <u>Air Quality Assessment</u> - <u>Flood Risk Assessment</u> - <u>Topographical Survey, Transport Assessment, Travel Plan and operational assessment of local road network</u> - <u>Predetermination Archaeological Evaluation.</u> - <u>Noise Impact Assessment</u> - <u>Ecological Appraisal</u> - <u>Ecological Impact Assessment</u> - <u>Ecological Record search with West Yorkshire Ecology</u> - <u>After the master plan is produced, an Ecological Impact Assessment and Ecological Management Plan will be required. Reports should comply with CIEEM guidance</u></p> <p><u>Site Specific Considerations</u> - <u>Information detailing site connectivity and safe access by non-car modes and required improvements identified.</u> - <u>Consideration to recommendations provided within the FRA.</u> - <u>Maintain and enhance the woodland margins to provide screening.</u> - <u>Maintain and enhance tree and scrub cover along the beck. Avoid footpaths which run alongside the water. Minimise light spillage over the water.</u> - <u>Leave a minimum stand off from the beck of 10m. Maintain and enhance the woodland margins to provide screening.</u> - <u>Development to consider layout and design to avoid flood risk impacts and provision of green and blue infrastructure on site (such as SuDS & Green Roofs) is required to maximise infiltration and storage of rain water. A SuDS scheme should take account of existing biodiversity and take the form of fen, marsh, wet woodland, wet grassland or standing water in basins.</u> - <u>Realignment of retaining wall of the adjacent area of the development.</u> <u>Reduce developable land by excluding the Wildlife Habitat Network in its entirety together</u></p>		
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Page 157		<p><u>with a 10m buffer.</u></p> <ul style="list-style-type: none"> - <u>Biodiversity mitigation / enhancement should provide locally native species rich unimproved grassland and locally native species rich hedgerows and native woodland.</u> - <u>Mitigate for the increased recreation pressure on the Black Brook by surfacing the streamside path with occasional fencing to allow recolonisation, restoring grasslands and planting dense native shrubs by the stream at the east of the site.</u> - <u>Retain and enhance existing hedgerows and woodland.</u> - <u>Retain and enhance watercourses and associated vegetation.</u> - <u>Consider the impact on visual amenity currently provided by the site.</u> - <u>Consideration to recommendations provided within the HIA. Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Necessary standoffs between development and sensitive adjacent uses (school, camp site, farm, industry).</u> - <u>Strong and defensible boundary between the New Housing Site and the Green Belt will be required.</u> - <u>Provision of Open Space.</u> - <u>Consideration to guidance provided within the West Yorkshire Low Emission Strategy.</u> - <u>Site requires masterplanning in accordance with Policy IM7.</u> 		
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<p>MM218</p> <p>19</p> <p>LP0952</p>	 <p><i>Site area (ha): 10.63</i> <i>Developable Area: 8.70</i> <i>Indicative Density: 33</i> <i>Indicative Capacity: 286</i></p> <p><u>Constraints</u></p>	<p>Update</p>	<p>See Appendix 4C – Additional Site</p>
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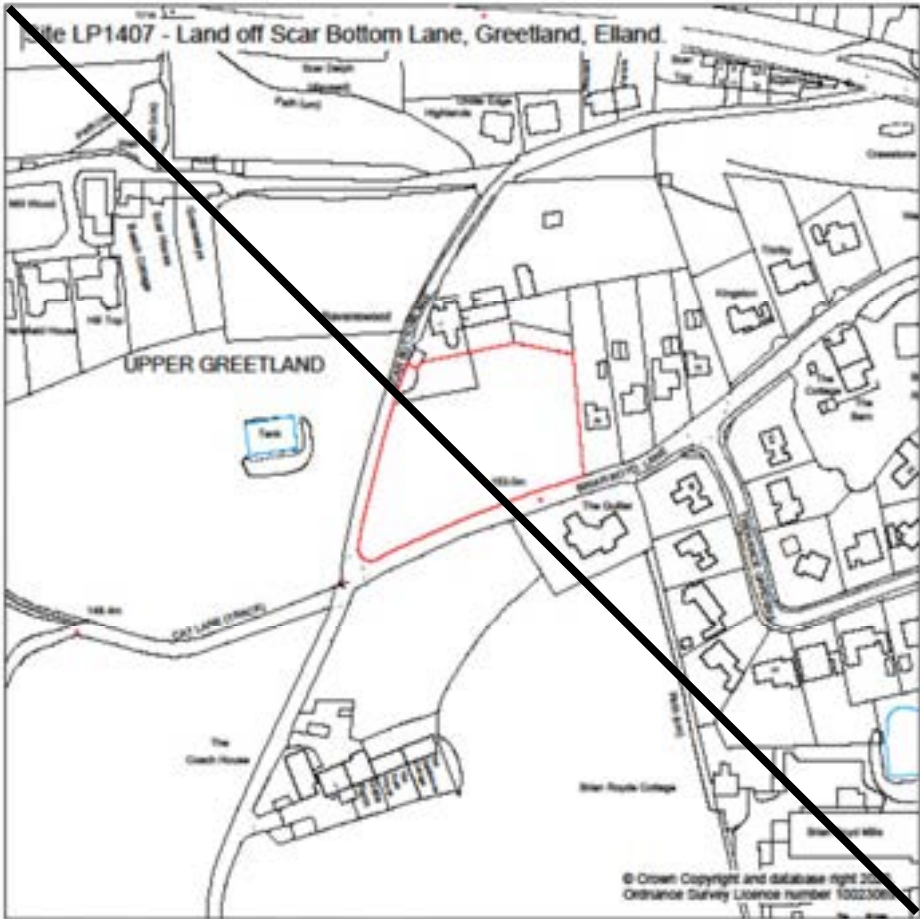
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Page 159			<ul style="list-style-type: none"> - <u>Crawstone Clough water course</u> - <u>Risk of surface water flooding</u> - <u>Rights of Way (Elland 052)</u> - <u>Industrial site to south (Sia Fibral)</u> - <u>Wildlife Habitat Network.</u> - <u>Deciduous woodland (UK BAP priority habitat)</u> - <u>Potential air quality impact</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Provision of 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 SuDS scheme should take account of existing biodiversity and take the form of wet woodland, fen, marsh, wet grassland or standing water in basins.</u> - <u>The WHN and a 10 - 20 m buffer should be excluded from the developable area and planted with locally native trees and shrubs.</u> - <u>Existing hedgerows should be retained and restored. Additional locally native species rich hedgerows should be planted. Trees should be retained where possible.</u> - <u>Provision of Open Space</u> - <u>Retention of the stone boundary walls around the site should be sought wherever possible.</u> - <u>Safeguard right of way (Elland 052)</u> - <u>Strong and defensible boundary between the New Housing Site and the Green Belt will be required.</u> - <u>Have regard to the West Yorkshire Low Emission Strategy which has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts.</u> - <u>Creation of a gateway into Greetland at the north west corner of the site. The land will be free from development and landscaped to ensure the provision of an attractive gateway.</u> - <u>Site requires masterplanning in accordance with Policy IM7.</u> 			
	MM219	93	LP0964	Indicative density (dph): 28 <u>31</u> Indicative Capacity: 14 <u>15</u>	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
	MM220	94	LP0978	Reports Required <u>- Ecological Impact Assessment</u>	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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			<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS. - Consideration to recommendations provided in HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - Provision of Open Space. 		
MM221	95	LP1030	<p>Indicative developable site area: 0.38 <u>0.39</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Wildlife Habitat Network. - Deciduous woodland (UK BAP Priority habitat) - Blackley Baptist Church, Blackley Chapel House and Prospect View 3 listed buildings 250m south of site (Grade II listed) - Existing industrial and commercial development to south of site. - Access arrangement (third party land) <p>Reports required</p> <ul style="list-style-type: none"> - Noise Impact Assessment - Third party land agreement. <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt. - Provision of green and blue infrastructure on site such as SuDS and green roofs. - Adjacent site LP0959 to ensure development links to enable access to site LP1030 from Blackley Road. - Reduce developable area by 30% at eastern side of site and plant with locally native trees and shrubs. - Third Party land is required to enable access from South Parade (Highways Development Management). - Consideration to recommendations provided within the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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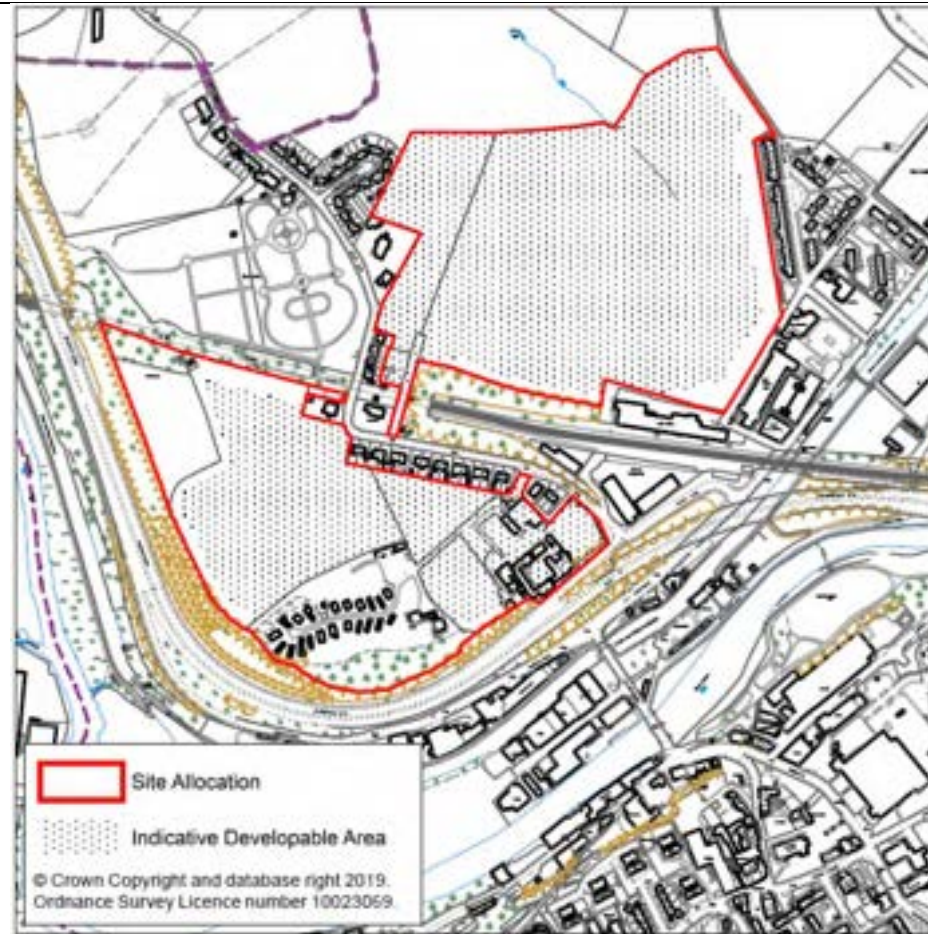
MM222	97	LP1407	<p>Site deleted from the Local Plan</p> <p>Land off Scar Bottom Lane, Greetland, Elland, HX4 8PQ</p> 	Update	<p>Site Deleted – SA of housing Allocation policy will consider impacts of deleted sites – a new SA Report against policy SD7 will be included in Appendix 4 C</p>
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			<p>Site area (Ha): 0.44 Indicative developable area (dph): 0.44 Indicative density: 36 Indicative capacity: 16 Land Type: Greenfield Ownership: Private</p> <p>Constraints: —Wildlife Habitat Network —Local Wildlife Site and SEGI (150m away) —UK BAP Priority Habitat — Deciduous woodland —History of surface water flooding —Access</p> <p>Reports Required: — Flood Risk Assessment — Transport Assessment — Amphibian Survey — Third Party Land</p> <p>Site Specific Considerations: — Provision of green and blue infrastructure on site such as SuDS and green roofs — Enhance woodland links to the north east (Wildlife Habitat Network and deciduous woodland) — Plant the buffer with locally native shrubs and implement a programme of woodland management. Improvements to Scar Bottom Lane (including footways and street lighting) and at its junction with Rochdale Road.</p>		
MM223		LP1567	<u>LP1567 Land adjacent to Exley Lane, North of Elland, Elland</u>	Clarification	New site see Appendix 4C for SA site assessment

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Site Area (ha):-20.54
Indicative developable sites area: 15.46
Indicative density (dph): 29
Indicative capacity: 450

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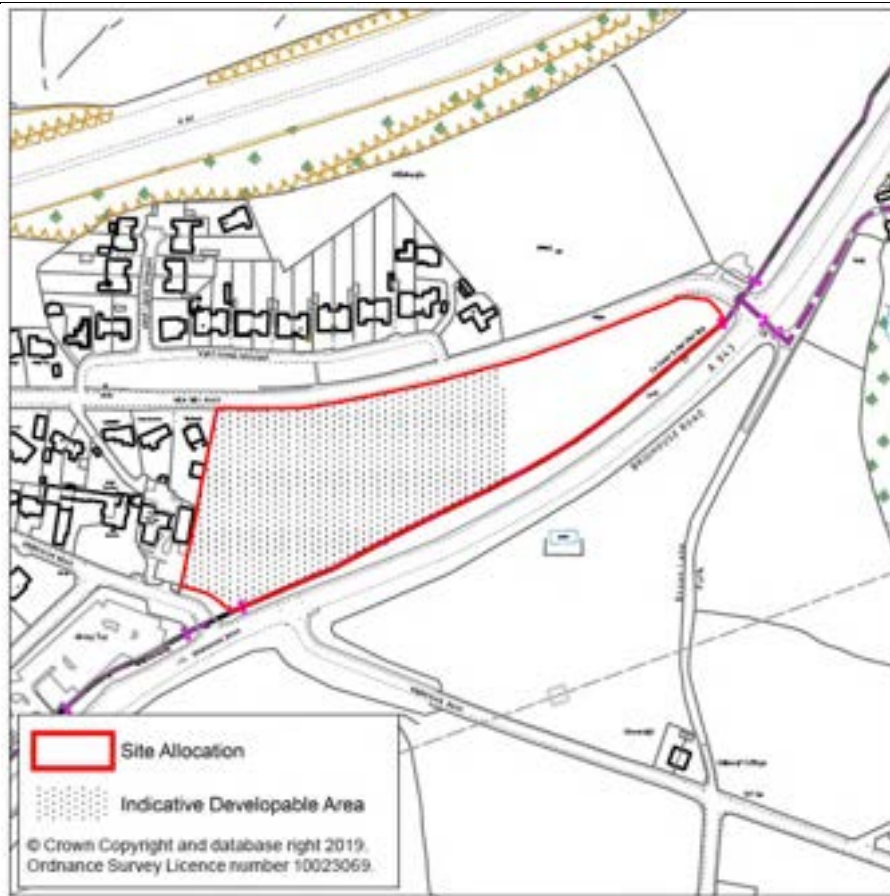
<p>Page 164</p>		<p><u>Constraints</u></p> <ul style="list-style-type: none"> - <u>Potential to increase surface water flooding</u> - <u>Plains Lane Drain and Wood Nook Drain</u> - <u>Wildlife Habitat Network</u> - <u>Right of Way - Elland 011 (outside developable area)</u> - <u>Elland Park Wood Ancient Woodland and Local Wildlife Site</u> - <u>Archaeological Site PRN3995 (Elland Park – Medieval Deer Park)</u> - <u>Archaeological Site PRN10978 (Farm buildings associated with Elland Old Hall)</u> - <u>Park Wood Crematorium (a locally important Historic Park and Garden)</u> - <u>Noise from industrial and commercial uses / road traffic noise</u> <p><u>Reports Required</u></p> <ul style="list-style-type: none"> - <u>Flood Risk Assessment, to be informed by a Hydrological Assessment of Plains Lane Drain and Wood Nook Drain</u> - <u>Transport Assessment and Travel Plan including assessments of local junctions.</u> - <u>Predetermination Archaeological Evaluation</u> - <u>Noise Impact Assessment</u> - <u>Preliminary Ecological Appraisal</u> - <u>Ecological Impact Assessment and Ecological Management Plan</u> <p><u>Site Specific Consideration</u></p> <ul style="list-style-type: none"> - <u>Provision of blue and green infrastructure on site (such as SuDS & Green Roofs) is required to maximise infiltration and storage of rain water. The SUDs scheme should take account of existing biodiversity and take the form of fen, marsh, wet woodland, wet grassland or standing water in basins.</u> - <u>The impact on views from the Crematorium should be considered.</u> - <u>A site specific policy is required to ensure the retention of a strong and defensible boundary between the allocation for housing and the Green Belt.</u> - <u>The developable area should be reduced by providing a 10m buffer adjacent to the Wildlife Habitat Network on the north section and adjacent to the railway, Elland Park Wood and the woodland by the caravan park on the south section.</u> - <u>As proposed, to restore a gap in the Wildlife Habitat Network, a belt of native woodland should be planted.</u> - <u>Increased recreation impact on nearby sites of ecological importance will need mitigation.</u> - <u>Remove the section of the allocation from within Elland Park from the developable area</u> 		
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			<ul style="list-style-type: none"> - <u>Full assessment of impacts on Elland Park</u> - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Site layout should take into account the steep topography of the north western slopes, and consideration be given to using this land for landscaping/open space. The precise extent of landscaping/open space to be determined through masterplanning.</u> - <u>Site requires masterplanning in accordance with Policy IM7.</u> 		
MM224		LP1616	<p><u>LP1616 Land at Ainley Top, South West of the Junction of the A643/New Hey Rd, Ainley Top, Elland</u></p>	Clarification	New site see Appendix 4C for SA site assessment

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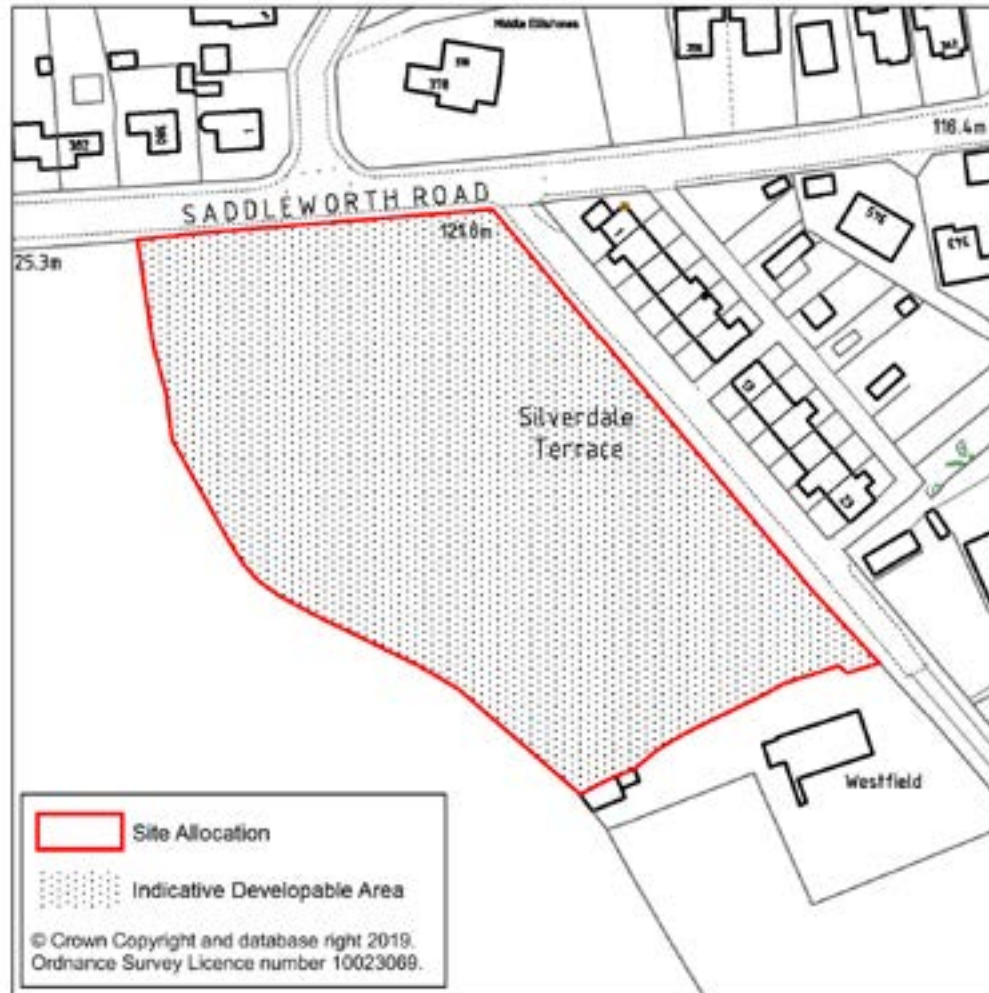
Site Area (ha): 2.19
Indicative developable sites area: 1.60
Indicative density (dph): 30
Indicative capacity: 48
Land type: Greenfield
Ownership: Private

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Page 167			<p><u>Constraints</u></p> <ul style="list-style-type: none"> - <u>Potential risk of increase surface water flooding</u> - <u>Gernhill Wood Ancient Woodland</u> - <u>Castle Hill (Scheduled Ancient Monument)</u> - <u>Park Gates and Pair of Lodges to Fixby Hall (Grade II)</u> - <u>Road Traffic Noise</u> <p><u>Reports Required</u></p> <ul style="list-style-type: none"> - <u>Flood Risk Assessment, to include Hydrological assessment</u> - <u>Transport Assessment</u> - <u>Noise Impact Assessment</u> <p><u>Site Specific Consideration</u></p> <ul style="list-style-type: none"> - Green and blue Infrastructure on site such as SuDS and green roofs. - Plant native species-rich hedgerows along boundaries. - Provide mitigation for adverse impact on Gernhill Wood Ancient Woodland by incorporating accessible natural greenspace, with species-rich locally native grassland, in the design. - Consideration to advice contained within the West Yorkshire Low Emission Strategy. - Provision of Open Space. - Strong and defensible boundary between the New Housing Site and the Green Belt will be required. - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Site requires masterplanning in accordance with Policy IM7.</u> 		
	MM225	CC39: 24	LP1625	<u>LP1625 Land to the west of Silverdale Terrace, Greetland, Elland, HX4 8NQ</u>	Clarification

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Site Area (ha): 1.01

Indicative developable sites area: 1.01

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Page 169			<p><u>Indicative density (dph): 30</u> <u>Indicative capacity: 30</u> <u>Land type: Greenfield</u> <u>Ownership: Private</u></p> <p>Constraints - <u>Risk of surface water flooding</u> - <u>Site of archaeological interest (SWYOR-6B3838)</u></p> <p>Reports Required - <u>Transport Assessment</u> - <u>Flood Risk Assessment</u> - <u>Post-determination archaeological condition</u></p> <p>Site Specific Considerations - <u>Provision of green and blue infrastructure on site such as SuDS and green roofs.</u> - <u>Plant locally native species rich hedgerows on boundaries.</u> - <u>Provision of Open Space.</u> - <u>Retention of the stone boundary walls and any other features of historic interest should be sought wherever possible.</u> - <u>Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt.- Site requires masterplanning in accordance with Policy IM7.</u></p>		
MM226	98	LP1657	<p>Site Area (ha): 0.76 <u>0.75</u> Indicative developable site area: 0.76 <u>0.75</u> Indicative density (dph): 45 <u>40</u> Indicative Capacity: 34 <u>30</u></p> <p>Reports required -Third Party Land Control</p> <p>Site specific considerations -Whitwell Green Lane to be upgraded to increase carriageway width and to enable the provision of new footways on both sides. - <u>Traffic calming measures between the site and Dewsbury Road.</u></p>	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan Publication Draft 2018

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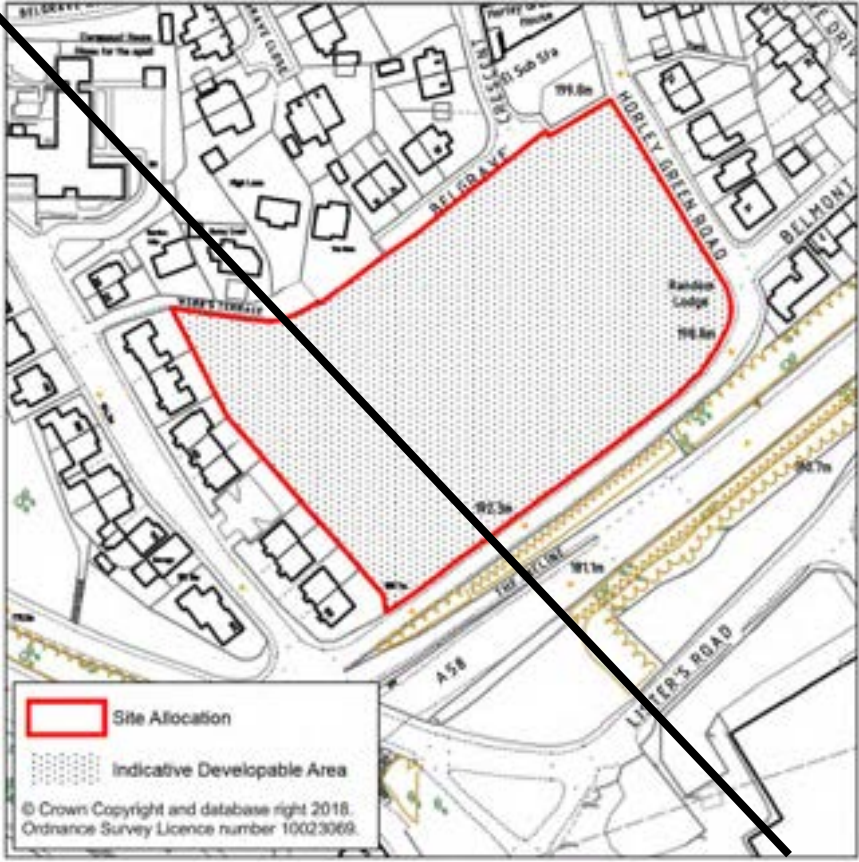
			<i>- Improvements at the Dewsbury Road junction including providing a right turn lane pocket with white lining</i>		
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Housing allocations Halifax

Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
MM227	99	LP0046	<p>Site area (ha) 0.75 <u>0.74</u> Indicative developable site area 0.70 <u>0.69</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Access – Substandard Visibility Splays & narrow - Local Wildlife Site - Beechwood Park LNR/LWS - Contaminated land - Grade II Listed Building - Threapcroft Farm to the west - Rights of Way (Halifax 251) 	Correction	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
MM228	100	LP0103		<p>Update</p> <p>To ensure that the development does not harm views on the approach into Claremount from along Horley Green Road and that the compensatory open space provision makes a positive contribution to the appearance and setting of the surrounding street scene.</p>	<p>No change – although capacity is reduced significantly there was already a negative impact recorded against SA13 efficient use of land in the SA of the Local Plan 2017. The amended developable area does not change the original SA against the site.</p>

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			 <p>Maximum developable site area: 1.25 <u>0.25</u> Maximum Density: 45 <u>56</u> Maximum Capacity: 56 <u>14</u></p> <p>Site Specific Considerations - Provision of SuDS through green and blue infrastructure</p>		

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<ul style="list-style-type: none"> - Restore an area of lowland meadow to be used as open space by supplementary planting with appropriate species and management. - <u>Consider recommendations of the West Yorkshire Low Emission Strategy.</u> West Yorkshire Low Emission Strategy has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts. - <u>Development proposals should include compensatory on-site open space provision that provides significant qualitative enhancements to the remaining Public Open Space at the site. Compensatory provision should include an equipped play area and other appropriate facilities/features with the remaining Public Open Space being located where visibility is maximised, and it makes a positive contribution to the appearance and setting of the surrounding street scene.</u> - Consider the impact on visual amenity currently provided by the site. 		
MM229	102	LP0234	<p>Site Area (ha): 3.33 <u>3.32</u> Indicative developable site area: 2.52 <u>2.51</u> Indicative Density (dph): 37 <u>39</u> Indicative Capacity: 93 <u>98</u></p> <p>Constraints:</p> <ul style="list-style-type: none"> - Surface water run off - Flood Risk - Contaminated Land - Within MSA - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports Required</p> <ul style="list-style-type: none"> - Transport Assessment - Travel Plan with assessments of Raw Lane/A629 and Moor End Rd / Heath Hill Rd - Contaminated Land Report - Flood Risk Assessment - <u>Landscape Impact Assessment</u> - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey</u> 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p><u>Methodology” by West Yorkshire Ecology</u> <u>- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SACf1009</u> <u>- Habitat Regulations Assessment (HRA)</u></p> <p>Site specific considerations: - Reduce developable land by providing a buffer of 10m around the site and around the woodland within the site. - Retain the vegetation within these buffers and supplementary plant with locally native shrubs. - Restore an area of lowland meadow to be used as open space by supplementary planting with appropriate species and management. - Provision of SuDS - Provision of green and blue infrastructure <u>- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> <u>- Where likely significant effects have not been ruled out:</u> <u> Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u> Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u> Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u> Monitoring of impacts to assess bird use over time</u></p>		
MM230	103	LP0238	<p>Constraints: - Potential for increased surface water run-off - Potential impact on the South Pennine Moors SPA/SAC/SSSI <u>- Site is within 2.5km of the SPA/SAC</u></p>	Clarification	No Change to the SA Site assessment

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p>Reports Required:</p> <ul style="list-style-type: none"> - Capacity building of existing drainage network - Transport Statement - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - Habitat Regulations Assessment (HRA) <p>Site specific considerations:</p> <ul style="list-style-type: none"> - Provision of SuDS and network capacity building - Assessment may be required of Clough Lane / Mixenden Road mini-roundabout - Plant area of dense native shrubs - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> 		carried out in the SA of the Local Plan 2017
MM231	104	LP0242	<p>Constraints:</p> <ul style="list-style-type: none"> - Surface water run off - Access - Sewer - Ecology – South Pennine Moors SPA/SAC/SSSI 	Clarification	No Change to the SA Site assessment

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p><u>- Site is within 2.5km of the SPA/SAC</u></p> <p>Reports Required:</p> <ul style="list-style-type: none"> - Access Design - Transport Statement <u>- Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> <u>- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - Habitat Regulations Assessment (<u>HRA</u>) <p>Site specific considerations:</p> <ul style="list-style-type: none"> - Provision of SuDS - Provision of green and blue infrastructure - Provision of Open Space (amenity greenspace) <u>- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> <u>- Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> 		carried out in the SA of the Local Plan Publication Draft 2018
MM232	105	LP0261	<p>Site Area (ha): 2.69 <u>2.68</u></p> <p>Indicative developable site area: 2.69 <u>2.68</u></p> <p>Indicative density (dph): 34 <u>29</u></p> <p>Indicative Capacity: 94 <u>77</u></p>	Update / clarification	No Change to the SA Site assessment

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p>Site Specific Considerations</p> <p>–Consider provision of public open space required as part of development of this site and adjacent site</p> <p><u>- Development proposals should include suitable mitigation for the loss of land that was last used as a Multi-Use Game Area (MUGA). Compensatory Open Space provision should include qualitative improvements to other 3G pitches/MUGAs in the local area and should be calculated in conjunction with sites LP0523 & LP1368.</u></p> <p><u>- Development proposals should retain the hedgerows and standard trees located to the north of Furness Gardens.</u></p>		carried out in the SA of the Local Plan 2017
MM233	106	LP0353	Indicative developable site area: 0.33 <u>0.32</u>	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM234	107	LP0397	Land adjacent to Daisy Bank, Savile Park, Halifax, HX1	Clarification	Site Deleted from Local Plan – SA carried out against policy SD7 will consider impact of deleted sites. See Appendix 4c

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			 <p>Site area (Ha): 0.52 Indicative developable site area: 0.52 Indicative density (dph): 20 Indicative capacity: 10</p> <p>Land type: Greenfield Ownership: Private</p> <p>Constraints</p>		

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<ul style="list-style-type: none"> –Surface water flood risk –Access only suitable for a small mews court type development of up to around 10 dwellings –Within Savile Park Conservation Area –Light spillage from adjacent tennis courts <p>Reports Required</p> <ul style="list-style-type: none"> –Hydrological Assessment –Capacity building of existing drainage network and well planned site investigations. –Protected Species Survey <p>Site Specific Considerations</p> <ul style="list-style-type: none"> –Provision of green and blue infrastructure including SuDS –Boundary trees and shrubs should be retained, and native shrubs should be planted. –Consideration to recommendations provided within the HIA. –Provision of a stand off to mitigate impacts of light spillage from Queens Tennis Club 		
MM235	108	LP0400	<p>Site Area (ha): 0.31 <u>0.29</u> Indicative developable site area: 0.31 <u>0.29</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Appropriate lighting scheme should be provided to mitigate against adverse ecological impacts - <u>Consideration to recommendations provided within the HIA <i>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</i></u> - <u>Retention and repair of the stone boundary wall.</u> - <u>Existing mature trees to be retained.</u> 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM236	110	LP0452	<p>Site Area (ha): 2.45 <u>2.44</u> Indicative developable site area: 2.45 <u>2.44</u></p>	Update	No Change to the SA

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Junction mitigation may be required at Ovenden Way/A629 - <i>Development proposals should include the provision of on-site open space facilities and/or the enhancement/provision of open space facilities within the catchment of the development</i> - <i>Development proposals should include the provision of a community garden/allotment and a small local play area.</i> 		Site assessment carried out in the SA of the Local Plan 2017
MM237	111	LP0454	<p>Indicative density (dph): 30 <u>21</u></p> <p>Indicative capacity: 20 <u>14</u></p>	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM238	113	LP0523	<p>Site Area (ha); 3.46 <u>3.45</u></p> <p>Indicative developable site area: 3.46 <u>3.45</u></p> <p>Indicative density (dph): 30 <u>46</u></p> <p>Indicative capacity: 104 <u>158</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - <i>Development proposals should retain the hedgerows and standard trees located to the north of Furness Gardens.</i> - <i>Development proposals should include suitable mitigation for the loss of land that was last used as a Multi-Use Game Area (MUGA). Compensatory Open Space provision should include qualitative improvements to other 3G pitches/MUGAs in the local area and should be calculated in conjunction with sites LP0261 & LP1368.</i> 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017.

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
MM239	114	LP0531	<p>Site Area (ha): 7.18 <u>7.16</u> Indicative developable site area: 4.34 <u>4.33</u> Indicative density (dph): 30 <u>29</u> Indicative capacity: 130 <u>127</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Evaluation of existing drainage network and suitability of SuDS - Creation of new access without undue impact on the A629 and feasibility of re-locating the bus layby and stop - Provide a 20m buffer from the Local Wildlife Site to planted with an MG1e type meadow mix and left unmanaged to scrub over - The field to the north as shown should be left as MG6 grassland and grazed or cut with a view to moving towards acid to neutral species rich grassland. - Consider the impact on visual amenity currently provided by the site. - Provision of buffer/screening between site and adjacent farm <u>- An area of at least 35m from Mason’s Green Farm should be kept free of residential properties including gardens, to ensure appropriate separation distance is maintained to protect the amenity of the development.</u> - Consideration to recommendations in the West Yorkshire Low Emission Strategy 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM240	115	LP0683	<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Layout and design to avoid flood risk impacts; <u>provision of blue and green infrastructure on site (such as SuDS & Green Roofs)</u> to maximise infiltration and storage of rain water; assessment of drainage network. - Access Design and Safety Auditing. - Planting of native species rich hedgerow on south western boundary. - Visual impact of development to be considered. Consideration in design and layout to commercial and agricultural uses with appropriate stand offs included. - Consideration to recommendations provided within the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local</u> 	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p><i>Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</i></p> <p>- Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt</p>		
MM241	116	LP0814	<p>Site Area (ha): 0.99 <u>0.98</u></p> <p>Indicative developable site area: 0.99 <u>0.98</u></p> <p>Indicative density (dph): 45 <u>55</u></p> <p>Indicative capacity: 45 <u>54</u></p>	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM242	117	LP0815		Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017


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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			 <p>Site area (ha): 1.62 <u>1.33</u> Indicative developable area: 1.62 <u>1.33</u> Indicative density (dph): 45 <u>38</u> Indicative capacity: 73 <u>51</u></p>		
MM243	118	LP0950	Indicative developable site area: 1.80 <u>2.16</u> Indicative Capacity: 54 <u>64</u>	Correction	No Change to the SA Site assessment

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
					carried out in the SA of the Local Plan 2017
MM244	119	LP0968	<p>Site Area (ha): 2.71 <u>2.70</u> Indicative developable site area: 2.71 <u>2.70</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Access and setting back of boundary walls - Retention of stone boundary walls and of trees - Assessment of any harm to Heritage Assets in neighbouring area - Robust boundary between allocation and Golf Club; stand off and any necessary physical mitigation between allocation and club house - <u>Development proposals should include suitable mitigation to compensate for the loss of existing on-site open space. The loss of part of the golf club (1.5 holes) should be compensated for by re-providing this on the adjoining public open space located at Roils Head playing fields. The consequential loss of Public Open Space should be compensated for by making qualitative improvements to the remaining open space and the clubhouse and by undertaking suitable ecological enhancements both on-site and in the immediate locality.</u> - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt 	Update / correction / clarification	
MM245	CC39: 25	LP0983	<p><u>LP0983 Land at Maltings Road, Wheatley, Halifax</u></p>	Update / clarification	SA Site Assessment carried out on this additional site – Refer

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
					to Appendix 4c

Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 ‘Site Allocations Supporting Information’

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p><u>Site Area (ha): 1.35</u> <u>Indicative developable site area: 0.86</u> <u>Indicative density (dph): 35</u> <u>Indicative capacity: 30</u> <u>Land type: Greenfield</u> <u>Ownership: Private</u></p> <p><u>Constraints</u> - <u>Historic land drainage issues</u> - <u>UK BAP Priority habitat on site - Deciduous woodland</u> - <u>Potential for contaminated land</u> - <u>Noise in relation to nearby depot</u> - <u>Old Maltings at Fountain Head Brewery (Grade II Listed Building)</u></p> <p><u>Reports Required</u> - <u>Transport Assessment</u> - <u>Contaminated Land Assessment</u> - <u>Noise Impact Assessment</u> - <u>Flood Risk Assessment</u> - <u>Woodland Management Plan</u></p> <p><u>Site Specific Considerations</u> - <u>Provision of SuDS; Provision of green and blue infrastructure; Provision of storage for storm water run-off; realignment of retaining wall of the adjacent area.</u> - <u>Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt</u> - <u>Deciduous woodland to remain excluded from the developable land; woodland management to be prepared and implemented; boundary trees and shrubs to be retained</u> - <u>Mitigate for disturbance to stream, woodland and SPA/SAC.</u></p>		

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p><i>- Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</i></p> <p><i>- Any mitigation measures identified in the contaminated land and noise impact assessments to be implemented.</i></p>		
MM246	120	LP0990	<p>Site Area (ha): 1.07 <u>1.06</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Potential surface water flooding - Access - <u>Historical Rights of Way</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of green and blue infrastructure, such as SuDS - Drawing showing access with sufficient visibility and gradient. - Mitigation may be required at Shroggs Road / A629 junction and Straight Lane / A629 junction - Ensure strip 10m wide along southern boundary not included in developable boundary, restore to acid grassland and manage appropriately. - Consideration to visual impact of development. - Retention of stone boundary walls and of trees - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt - <u>Provision is made to enhance other recreational space in the area.</u> - <u>Retain and enhance historical rights of way within the site including the need for pedestrian access onto Denfield Lane.</u> 	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM247	121	LP1004	<p>Reports Required</p> <ul style="list-style-type: none"> - Contaminated Land Assessment - Noise Impact Assessment (road noise) - Hydrological Assessment - Warley Clough water course - Topographic survey and feasible layout drawing of access/junction 	Clarification	No Change to the SA Site assessment

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<ul style="list-style-type: none"> - Bat Survey - <u>Landscape Impact Assessment</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - <u>Provision of green and blue infrastructure on site such as</u> SuDS/green roofs, provision of storage for storm water run-off. - Consideration to recommendations provided within the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.</u> - <u>The buildings identified in the Heritage Impact Assessment as making an important contributing to the character of the Conservation Area should be retained and reused.</u> - Measures to address traffic noise from Burnley Road - Retain native trees where possible, and plant native trees and shrubs on boundaries. 		carried out in the SA of the Local Plan 2017
MM248	122	LP1009	<p>Indicative Capacity: 55 <u>38</u></p> <p>Constraints:</p> <ul style="list-style-type: none"> - Potential increase in surface water flooding - Less than 2km from South Pennines SPA/SCA/SSSI - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports required:</p> <ul style="list-style-type: none"> - Flood Risk Assessment - Transport Statement - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - Habitat Regulations Assessment (<u>HRA</u>) 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Access road design and widening - Measures to reduce pressure on South Pennines SSSI/SAC/SPA <u>- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> <u>- Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> <u>- Development proposals should include the provision of on-site open space facilities and/or the enhancement/provision of open space facilities within the catchment of the development.</u> 		

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
MM249	123	LP1019		Clarification / update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			 <p>Site Area (ha): 1.32 <u>1.27</u> Indicative Developable Site Area: 1.13 <u>1.09</u> Indicative Density: 36 <u>25</u></p>		

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p>Indicative Capacity: 41 <u>27</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> – Retain and enhance woodland on site excluded from developable area - Provision of SuDS; Provision of green and blue infrastructure; Provision of storage for storm water run-off - Consider the impact on visual amenity currently provided by the site. – Consideration to recommendations provided within the HIA (including retention of tree belt to east with enhancement/management/maintenance) <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> <u>- The mature tree belt along the site's eastern boundary shall be retained and reinforced</u> - Consideration to recommendations in the West Yorkshire Low Emission Strategy. - A site specific policy would be required to create <u>Ensure the creation of</u> a strong and defensible boundary between the allocation for housing and the Green Belt. 		
MM250	CC39: 26	LP1128	LP1128 Land off Park Lane, Siddal, Halifax	Clarification	SA of additional site carried out – see Appendix 4C

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Site area (ha): 1.06

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Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p><u>Indicative developable site area: 1.06</u> <u>Indicative density (dph): 36</u> <u>Indicative capacity: 38</u> <u>Land type: Greenfield</u> <u>Ownership: Private</u></p> <p><u>Constraints</u> - <u>Topography</u> - <u>Possible Land Contamination</u></p> <p><u>Reports Required</u> - <u>Topographic Survey/Transport Assessment/Travel Plan, Access junction design</u> - <u>Flood Risk Assessment</u> - <u>Contaminated Land Assessment</u></p> <p><u>Site Specific Considerations</u> - <u>Surface water management and SuDS application.</u> - <u>Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt.</u> - <u>Possible contribution to mitigation at Jubilee Rd / A629 junction.</u> - <u>Widening of carriageway and footway required to provide a continuation of the same carriageway width with the existing footway extending into the site.</u></p>		

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
MM251	124	LP1137		Correction	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			 <p>Site Area (ha): 0.84 <u>0.78</u> Indicative developable site area 0.84 <u>0.78</u></p> <p>Reports Required</p> <ul style="list-style-type: none"> - Transport Statement. - Contaminated Land Assessment - <u>Landscape Impact Assessment</u> 		

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
MM252	125	LP1180		Clarification / update / correction	Updated SA site assessment carried out – see Appendix 4C

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			 <p>Site Area (ha) 2.61 <u>2.60</u> Indicative Developable Area: 1.51 <u>0.38</u> Indicative density (dph): 42 166</p> <p>Constraints</p> <ul style="list-style-type: none"> - Flooding - Ovenden Brook and surface water - Lowland Mixed Deciduous Woodland - <u>Wildlife Habitat Network.</u> - Heritage - Old Lane Mill and Former Boiler House and Attached Chimney to North of Old Lane Mill (Grade II* Listed Buildings), Ackroyden Conservation Area, possible archaeological remains - Contaminated Land 		

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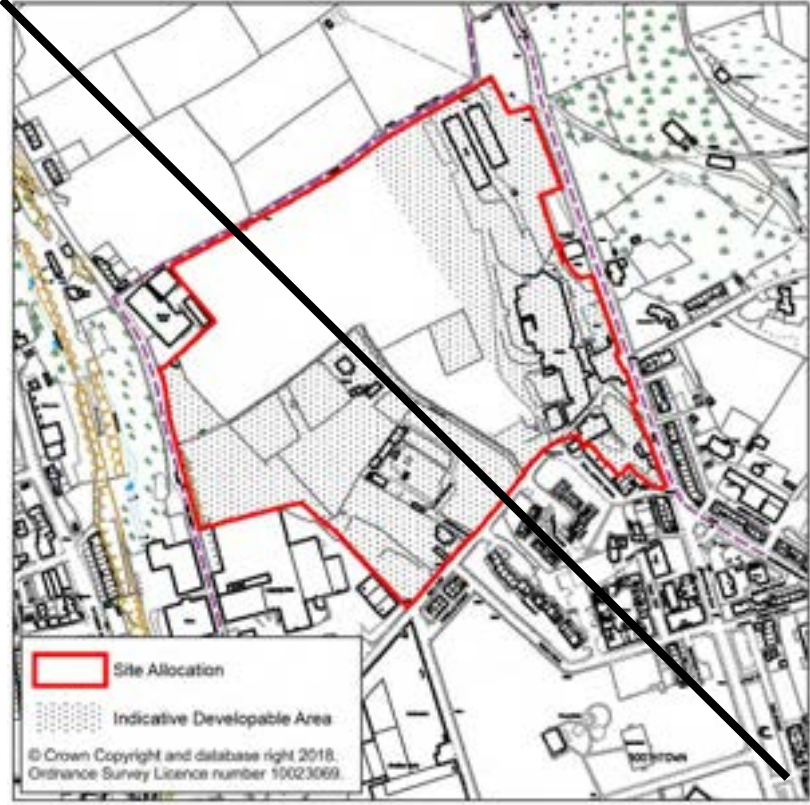
Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p>- Noise - waste transfer station and road</p> <p>Reports Required</p> <p>- Transport Assessment & Travel Plan for site and mitigation proposals</p> <p>- Flood Risk Assessment & Hydrological assessment of Ovenden Brook and surface water evaluation, <u>to include:</u></p> <ul style="list-style-type: none"> • <u>Flood risk hydraulic modelling of Ovenden Brook</u> • <u>Emergency Access and egress plans (to be provided to the LPA for consideration and agreement with the Council’s emergency planners)</u> • <u>Specific consideration being given to impacts from historic flooding, such as recent flood events in Calderdale</u> • <u>Specification for sites contained in flood zones 2 and 3 that any more or highly vulnerable uses may not be permitted on the ground floor</u> • <u>Following a sequential approach to the layout of the site – i.e. locating development in areas of least flood risk</u> • <u>Consideration of Surface Water Flood Risk</u> <p>- Archaeological recording in advance of development</p> <p>- Contaminated Land Assessment</p> <p>- Predetermination Archaeological Evaluation</p> <p>Nosie Impact Assessment</p> <p>Site Specific Considerations</p> <p>- Remove woodland from developable area</p> <p>- Consideration to recommendations provided within the HIA including linking of new development to conversion of mill buildings. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u></p> <p><u>- The undeveloped areas surrounding the Listed Buildings identified in the Heritage Impact Assessment as being of High Sensitivity shall remain free of development.</u></p> <p><u>- Development proposals shall secure the repair and sensitive restoration of the Listed Building.</u></p>		

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			- Measures to address noise from waste transfer station and road. - <i>Site requires masterplanning in accordance with Policy IM7.</i>		
MM253	128	LP1197	Site Area (ha): 1.09 <u>1.08</u> Indicative developable site area: 1.09 <u>1.08</u>	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM254	130	LP1216		Update	Site is reduced in area and capacity due to availability and to allow access between LP1216 and LP1229. In terms of the SA there is a reduction in the level of homes that the site can deliver but overall the site would


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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
					<p>still record a positive impact against SA1 ‘To Ensure Quality Housing is Available to Everyone’ but there would be no substantial change to the original SA.</p>

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			 <p data-bbox="539 1267 1003 1390"> Site Area: 9.6 <u>4.71</u> Indicative Developable Area: 6.57 <u>3.20</u> Indicative density (dph): 30 <u>29</u> Indicative Site Capacity: 197 <u>94</u> </p>		

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Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p>Constraints</p> <ul style="list-style-type: none"> - Potential for Fluvial (Ovenden Brook) and Pluvial Flooding - Public rights of way (Halifax 435, 436 and 736) - Semi improved species rich grassland - <u>Wildlife Habitat Network</u> - Overhead Power Line - Multiple Ownerships - Substandard alignment on Broad Tree Road towards junction with A629 - Proximity to Listed Buildings (Boothtown House and 21-25 Hall Street North) - Archaeological site PRN4718 Site of 14th Century Boothtown Hall, site also contains PRN5443 - Impact of industrial, commercial and road traffic noise to the west - Contaminated Land <p>Reports required</p> <ul style="list-style-type: none"> - Flood Risk Assessment - More investigations into route to/from site. Full Transport Assessment and Travel Plan and access junction proposals to distribute the peak hour trips sufficiently such that the impact on the CAT 2 A629 would be acceptable. - Bat Survey - <u>Preliminary Ecological Appraisal and protected species surveys required alongside a sensitive landscape plan (including SuDS) to ensure there is no fragmentation of CWHN and a net gain in biodiversity.</u> - Desk based assessment and archaeological field evaluation should be undertaken prior to development in line with NPPF. - Noise Impact Assessment - Contaminated Land Assessment <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - 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 		

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<ul style="list-style-type: none"> - Realignment of retaining wall of the adjacent area of the development to mitigate drainage - Improvements will be required to Broad Tree Road and probably at A629 - <u>Access improvements required to Grantham Road</u> - <u>Permeable pedestrian and cycle access required between site LP1216 and LP1229</u> - Remove Semi improved species rich grassland from developable area - Provide for long term ecological management of species rich grassland - Plant species rich hedgerows on boundaries using locally native species - Consideration to recommendations provided within the HIA - PRN5443 - may recommend archaeological condition if development permitted - Layout to consider overhead power lines - <u>Site requires masterplanning in accordance with Policy IM7.</u> 		
MM255	132	LP1229	<p>Site Area (ha): 16.68 <u>16.62</u> Indicative developable site area: 15.79 <u>15.74</u> Indicative density (dph): 30 <u>36</u> Indicative capacity: 474 <u>562</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Ecology - proximity to Ovenden Brook, and lowland mixed deciduous woodland – UK BAP Priority Habitats. - Site access - full signalised junction likely to be required on A629. - <u>Unstable Land</u> - Over Head Powerlines. - Potential to increase surface water run off. - Flooding - adjacent to Ovenden Brook. - Various archaeological assets near by. - Rights of Way (Halifax 429 & 433). - Third party land, if required, to achieve access over Ovenden Brook. <p>Reports Required</p> <ul style="list-style-type: none"> - Flood Risk Assessment, including Hydrological Assessment 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

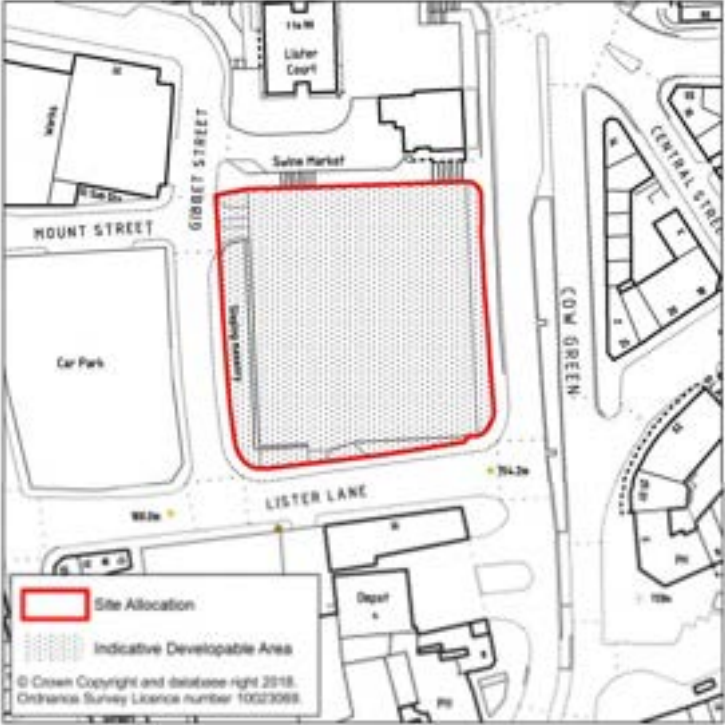
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Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<ul style="list-style-type: none"> - Investigations into existing drainage network. - Layout including detail of how traffic could be accommodated adequately on the local road network and the A629 in particular. - Full Transport Assessment and Travel Plan. - Access Junction and Topographical survey. - Road Safety Assessment. - Ecological Impact Assessment (informed by a bat survey). - Recommend archaeological desk-based assessment. - Third party land control. - <u>Land Stability Report.</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of green and blue infrastructure, including SuDS. - Stand off from Ovenden Brook to be planted with locally native species, and to be excluded from residential gardens/public space. - <u>Explore opportunities to deculvert Ovenden Brook where possible</u> - <u>Assess the impact of retaining the culvert on the effectiveness of the Wildlife Habitat Network and seek opportunities to improve habitats</u> - Remove lowland mixed deciduous woodland from indicative developable area. - Minimise light pollution and other disturbance to the beck. - Consider the impact on visual amenity currently provided by the site. - Consider location of overhead powerlines in the design and layout of any scheme. - Third party land, if required, to achieve access over Ovenden Brook. - No increase in development footprint for the area within FZ3ai. - <u>Permeable pedestrian and cycle access required between site LP1216 and LP1229</u> - <u>Site requires masterplanning in accordance with Policy IM7.</u> 		
MM256	57	LP1292	<p><u>Cow Green Car Park, Halifax</u></p> <p>*denotes modification to original site details when Mixed Use Site</p>	Update / clarification	New SA carried out to reflect change of

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			 <p><i>Site area (Ha): 0.34</i> <i>Indicative developable site area: 0.34</i> <i>Indicative density (dph): 265*</i> <i>Indicative capacity: 141 90*</i> <i>Land type: Brownfield</i> <i>Ownership: Public</i></p>		<p>allocation from Mixed Use to residential – See Section Appendix 4C</p>

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p><u>Constraints</u></p> <ul style="list-style-type: none"> - <u>Adjacent to Halifax Town centre Conservation Area</u> - <u>Proximity to Listed Buildings</u> - <u>Potential land contamination</u> <p><u>Reports required</u></p> <ul style="list-style-type: none"> - <u>Site investigation and assessment of existing surface water drainage network.</u> - <u>Transport Statement</u> - <u>Land Contamination Report</u> - <u>Noise Impact Report</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Provision of SuDS</u> - <u>Retain areas of open space</u> - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting*</u> - <u>Mitigation for potential impact of traffic noise</u> - <u>Site requires masterplanning in accordance with Policy IM7*.</u> 		
MM257	134	LP1368	<p>Indicative density (dph): 36 23</p> <p>Indicative capacity: 9 6</p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - <u>Development proposals should retain the hedgerows and standard trees located to the north of Furness Gardens.</u> - Provision of public open space required as part of development of this site and adjacent site - <u>Development proposals should include suitable mitigation for the loss of land that was last used as a Multi-Use Game Area (MUGA). Compensatory Open Space provision should include qualitative</u> 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<i>improvements to other 3G pitches/MUGAs in the local area and should be calculated in conjunction with sites LP0261 & LP0523.</i>		
MM258	135	LP1379	<p>Site Area (ha): 1.13 <u>1.14</u> Indicative developable site area: 1.13 <u>1.14</u> Indicative density (dph): 36 <u>38</u> Indicative capacity: 41 <u>43</u></p> <p>Constraints:</p> <ul style="list-style-type: none"> - Potential for increased surface water run-off - Land drainage issues - Possible land contamination - Site may support lowland meadow or lowland acid grassland UK BAP habitats - Wildlife Habitat Network - Right of Way (Halifax 214) - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports required:</p> <ul style="list-style-type: none"> - Flood Risk Assessment, to include a Hydrological Assessment - Transport Statement - Contaminated Land Assessment - Botanical Survey - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - <u>Habitat Regulations Assessment (HRA)</u> <p>Site Specific Considerations</p>	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<ul style="list-style-type: none"> -Provision of blue and green infrastructure, including SuDs - Consideration of the need for open space in the local area, and the impact on visual amenity currently provided by the site. - <u>Consider the impact on visual amenity currently provided by the site.</u> - <u>Development proposals should include suitable mitigation to compensate for the loss of existing on-site open space. Compensatory provision should be calculated in conjunction with adjacent site LP1547.</u> - Consider impact on UK BAP Priority Habitats and planting of locally native hedgerow to minimise damage to adjacent heathland and create area of locally native wildflower meadow nearby - Retain an Remove area of less improved grassland from developable area - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> 		
MM259	CC39: 27	LP1409	<p style="text-align: center;"><u>LP1409 Wood Lane, Off Ovenden Wood Road, Wheatley, Halifax, HX2 0TQ</u></p>	Correction / clarification	SA carried out on additional site – See Appendix 4C

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			 <p> <i>Site area (ha): 4.31</i> <i>Indicative developable site area: 3.62</i> <i>Indicative density (dph): 30</i> <i>Indicative capacity: 109</i> </p>		

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Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p><u>Land type: Greenfield</u> <u>Ownership: Private</u></p> <p><u>Constraints</u></p> <ul style="list-style-type: none"> - <u>Access from Wood Lane, without improvement, is not appropriate</u> - <u>Surface water flooding risk / potential for increased surface water run-off.</u> - <u>Adjacent to Hebble Brook and Dodgson Clough and deciduous woodland - UK Biodiversity Action Plan priority habitats.</u> - <u>Wildlife Habitat Network</u> <p><u>Reports Required</u></p> <ul style="list-style-type: none"> - <u>Flood Risk Assessment, including Hydrological Assessment and consideration of layout and design.</u> - <u>Transport Assessment/Travel Plan and access proposals.</u> - <u>Habitat Regulations Assessment should be undertaken. This should be informed by ornithological surveys (to include nocturnal golden plover surveys).</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Consider design and layout with regards to flood risk.</u> - <u>Realignment of retaining wall of the adjacent area.</u> - <u>Provision of SuDS and green and blue infrastructure, taking account of existing biodiversity.</u> - <u>Provision of buffer from the beck and associated wetland, and Wildlife Habitat Network; the latter to be planted with native grass seed.</u> - <u>Consider the impact on visual amenity currently provided by the site.</u> - <u>Open space would be required as part of any development since there are deficiencies in other typologies</u> - <u>Improvements required to the Ovenden Wood Road and Wood Lane junction</u> - <u>Provision of a safe pedestrian crossing across Hebble Brook</u> 		

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
MM260	136	LP1425	Site Area (ha): 3.30 <u>3.29</u>	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM261	137	LP1429	<p>Site Area (ha): 2.76 <u>2.75</u> Indicative developable site area: 2.76 <u>2.75</u> Indicative density (dph): 30 <u>39</u> Indicative capacity: 83 <u>108</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Consider impact of loss of tennis courts on provision in the area - <u>Development proposals should include compensatory open space provision for the loss of on-site tennis courts in the form of improvements to open space facilities in the immediate locality to include the enhancement of facilities at Beechwood Park or Holmfield Park.</u> - <u>Consideration to recommendations made within the HIA-Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Reduce developable land by providing a buffer of 10m around the site and around the woodland within the site. Retain the vegetation within these buffers and supplementary plant with locally native shrubs.</u> - <u>Plant boundaries with native species-rich hedgerows.</u> 	Update / correction / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM262	138	LP1481	<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of green and blue infrastructure <u>on site such as including</u> of SuDS and green roofs - <u>Species rich native hedgerows should be planted on all boundaries</u> 	Clarification	No Change to the SA

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<ul style="list-style-type: none"> - Consideration to recommendations provided within the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Development proposals should include improvements to open space facilities in the immediate locality to include the enhancement of facilities at Beechwood Park or Holmfield Park.</u> - <u>Retain area of lowland mixed deciduous woodland.</u> 		Site assessment carried out in the SA of the Local Plan Publication Draft 2018
MM263	139	LP1486	<p>Constraints:</p> <ul style="list-style-type: none"> - Potential to increase surface water run off. - Potential for flooding from Clough Bank Beck - Site lies within the Natural England consultation zone for the South Pennine Moors SAC/SPA - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports Required:</p> <ul style="list-style-type: none"> - Hydrological Assessment of Clough Bank Beck and surface water assessment - Transport Statement - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - Habitat Regulations Assessment (<u>HRA</u>) <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Defence lines along the right bank of Clough Bank Beck and Flood resilience & resistance including SuDS - Include consideration of the cumulative effect of adjacent Mixenden sites 	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p>–Consideration of cumulative impact on provision of children’s play and improvements to existing open space in the locality</p> <p><u>- Compensatory Open Space provision should be calculated cumulatively for sites LP1486, LP1488 & LP1489 with enhanced facilities to be provided on new open space designation New-1487.</u></p> <p><u>- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u></p> <p><u>- Where likely significant effects have not been ruled out:</u></p> <p style="padding-left: 40px;"><u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u></p> <p style="padding-left: 40px;"><u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u></p> <p style="padding-left: 40px;"><u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u></p> <p style="padding-left: 40px;"><u>Monitoring of impacts to assess bird use over time</u></p>		
MM264	140	LP1487	<p>Site removed from Local Plan</p> <p>Land south of Hambleton Crescent, Mixenden, Halifax</p>	Update	Deleted Site – SA will review housing allocation policy SD7 to take account of the deleted sites

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			 <p>Site LP1487 - Land off Balkram Road, Mixenden, Halifax.</p> <p>Site area (ha): 0.34</p> <p>Indicative developable area: 0.34</p> <p>Indicative density (dph): 40</p> <p>Indicative capacity: 14</p> <p>Land type: Greenfield</p>		

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p>Ownership: Private</p> <p>Constraints:</p> <ul style="list-style-type: none"> - Site lies within the Natural England Consultation Zone for the South Pennine Moors SPA/SAC - Potential for increased surfaced water run-off - Surface water flood risk from Clough Bank Beck <p>Reports Required:</p> <ul style="list-style-type: none"> - Hydrological assessment of Clough Bank Beck and surface water assessment - Transport Assessment/Cumulative effect of adjacent Mixenden Sites - Habitat Regulations Assessment <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Defence lines along the right bank of Clough Bank Beck and Flood resilience & resistance including SuDS - The cumulative effect of adjacent Mixenden sites should be considered with regards to A629 at Raw Lane junction or Moor End Road - Consideration of cumulative impact on provision of children’s play and improvements to existing open space in the locality 		
MM265	141	LP1488	<p>Constraints:</p> <ul style="list-style-type: none"> - Potential to increase surface water run off. - Potential for flooding from Clough Bank Beck - <u>Site lies within the Natural England consultation zone for the South Pennine Moors SAC/SPA</u> - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports required:</p> <ul style="list-style-type: none"> - Hydrological assessment of Clough Bank Beck and surface water assessment. - Transport Statement / Cumulative effect of adjacent Mixenden sites - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> 	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p>- <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u></p> <p>- <u>Habitat Regulations Assessment (HRA)</u></p> <p>Site Specific Considerations</p> <p>- Defence lines along the right bank of Clough Bank Beck and Flood resilience & resistance including SuDS</p> <p>- The cumulative effect of adjacent Mixenden sites should be considered with regards to A629 at Raw Lane junction or Moor End Road</p> <p>- Consideration of cumulative impact on provision of children’s play and improvements to existing open space in the locality</p> <p><u>- Compensatory Open Space provision should be calculated cumulatively for sites LP1486, LP1488 & LP1489 with enhanced facilities to be provided on new open space designation New-1487.</u></p> <p><u>- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u></p> <p><u>- Where likely significant effects have not been ruled out:</u></p> <p><u> Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u></p> <p><u> Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u></p> <p><u> Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u></p> <p><u> Monitoring of impacts to assess bird use over time</u></p>		
MM266	142	LP1489	<p>Constraints:</p> <p>- Potential for increased surface water run-off</p> <p>- Surface water flood risk from Clough Bank Beck</p>	Clarification	No Change to the SA Site

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p>Site lies within the Natural England consultation zone for the South Pennine Moors SAC/SPA Site is within 2.5km of the SPA/SAC</p> <p>Reports required:</p> <ul style="list-style-type: none"> - Hydrological assessment of Clough Bank Beck and surface water assessment. - Transport Statement / Cumulative effect of adjacent Mixenden sites <u>- Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> <u>- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - Habitat Regulations Assessment (<u>HRA</u>) <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Defence lines along the right bank of Clough Bank Beck and Flood resilience & resistance including SuDS - The cumulative effect of adjacent Mixenden sites should be considered with regards to A629 at Raw Lane junction or Moor End Road Consideration of cumulative impact on provision of children’s play and improvements to existing open space in the locality <u>- Compensatory Open Space provision should be calculated cumulatively for sites LP1486, LP1488 & LP1489 with enhanced facilities to be provided on new open space designation New-1487.</u> <u>- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> <u>- Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved</u> 		assessment carried out in the SA of the Local Plan 2017

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p><u>management to ensure use by SPA birds</u></p> <p><u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u></p> <p><u>Monitoring of impacts to assess bird use over time</u></p>		
MM267	143	LP1547	<p>Site Area (ha): 2.49 <u>2.47</u></p> <p>Indicative developable site area: 2.49 <u>2.47</u></p> <p>Indicative density (dph): 30 <u>34</u></p> <p>Indicative capacity: 75 <u>83</u></p> <p>Constraints:</p> <ul style="list-style-type: none"> - Potential to increase surface water run-off - Amenity green space - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports required:</p> <ul style="list-style-type: none"> - Flood Risk Assessment - Transport Assessment and Travel Plan including assessments of local junctions. - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - <u>Habitat Regulations Assessment (HRA)</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Capacity building of existing drainage system - Assessment required of Heathmoor Park Rd / A629 Keighley Rd) - Consideration of enhancement of other open spaces in the vicinity. 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

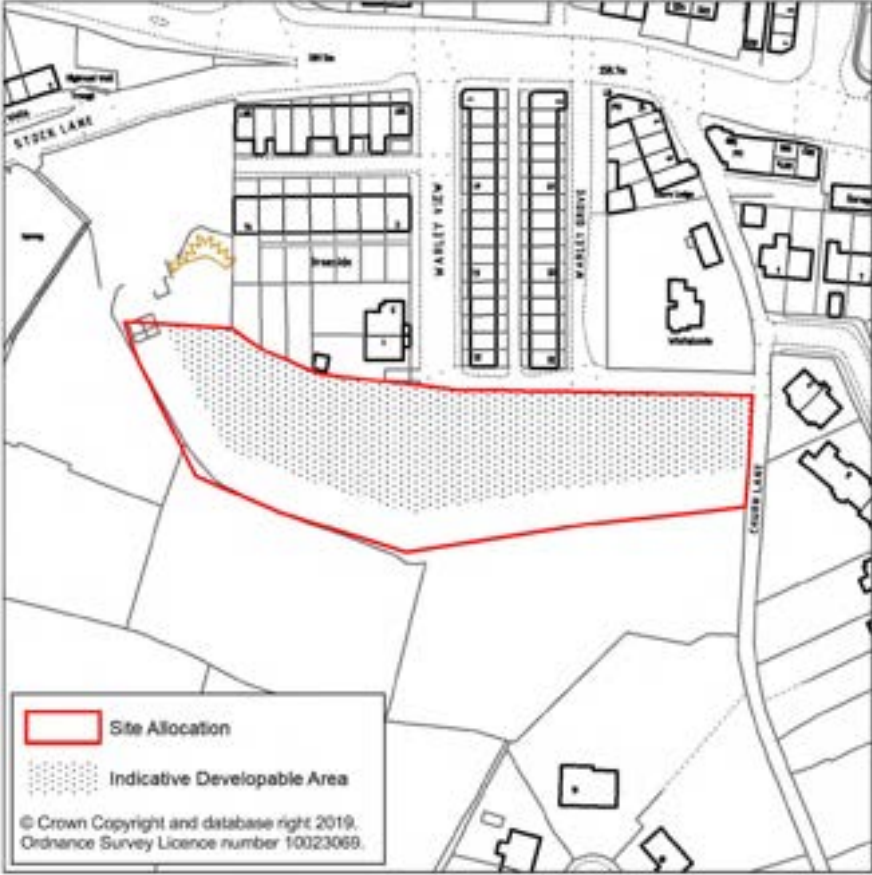
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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p><i>- Development proposals should include the enhancement of other open spaces in the area such as Natty Lane Recreation Ground. Provision should be calculated in conjunction with adjacent site LP1379.</i></p> <p><i>- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</i></p> <p><i>- Where likely significant effects have not been ruled out:</i></p> <p style="padding-left: 40px;"><i>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</i></p> <p style="padding-left: 40px;"><i>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</i></p> <p style="padding-left: 40px;"><i>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</i></p> <p style="padding-left: 40px;"><i>Monitoring of impacts to assess bird use over time</i></p>		
MM268	CC39: 28	LP1590	<u>LP1590 Land adjacent to the Wells, Stock Lane, Highroad Well, Halifax, HX2 7QP</u>	Clarification	SA of additional site carried out – See Appendix 4C

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			 <p><i>Site Area (ha): 0.59- 0.61</i></p>		

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Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p><u>Indicative developable site area: 0.40</u> <u>Indicative capacity (dph): 40</u> <u>Indicative capacity: 16</u> <u>Land type: Greenfield</u> <u>Ownership: Private</u></p> <p><u>Constraints</u> - <u>Surface water flood risk.</u> - <u>Warley Clough</u> - <u>Topography (access)</u> - <u>Proximity to Listed Buildings (St John the Evangelist Church, Stock Lane House, and The Wells all Grade II Listed) and Warley Conservation Area.</u> - <u>Lowland mixed deciduous woodland - UK BAP Priority Habitat / Wildlife Habitat Network</u> - <u>Potential land contamination</u></p> <p><u>Reports Required</u> - <u>Flood Risk Assessment, Hydrological Assessment of Warley Clough water is an optional mitigation measure</u> - <u>Topographic Survey</u> - <u>Contaminated Land Assessment</u> - <u>Conduct Protected Species Survey</u> - <u>Transport Statement</u></p> <p><u>Site Specific Considerations</u> - <u>Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt.</u> - <u>Provision of SuDS through green and blue infrastructure.</u> - <u>Consider the impact on visual amenity currently provided by the site.</u></p>		

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			<p><i>- Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</i></p> <p><i>- Exclude buffer of 10m adjacent to woodland from developable area and plant with locally native shrubs.</i></p> <p><i>- Implement a programme of woodland management in adjacent woodland.</i></p>		
MM269	145	LP1609	<p>Site Area (ha): 0.99 <u>1.01</u></p> <p>Indicative developable site area: 0.99 <u>1.01</u></p> <p>Indicative density (dph): 49 <u>46</u></p> <p>Indicative capacity: 49 <u>46</u></p>	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Housing allocations Hebden Bridge

Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
MM270	146	LP1501	<p>Constraints:</p> <ul style="list-style-type: none"> - Highways (Visibility and gradient). - Loss of childrens play space, recreational area and natural open space. - Special Landscape Area. - Possible Land Contamination. - Proximity to South Pennine Moors SPA/SAC/SSSI – within Natural England consultation zone - <u>Site is within 2.5km of the SPA/SAC</u> - Proximity to Manor House, Grade II Listed, and cluster of Grade II*/ Grade II listed buildings (Great Burlees and Little Burlees). <p>Reports Required</p> <ul style="list-style-type: none"> - Transport Assessment, to include topographic survey, a feasibility layout drawing is required to assess certainty - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - Habitat Regulations Assessment (<u>HRA</u>) - Contaminated Land Assessment - Land Stability Report - <u>Landscape Impact Assessment</u> <p>Site Specific Considerations:</p> <ul style="list-style-type: none"> - Provision of SuDS (taking account of existing biodiversity and taking the form of fen, marsh, wet grassland and standing water in basins). - Landscaping scheme to include plant species which are native, of local provenance and/or provide a benefit to wildlife in the area). 	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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			<ul style="list-style-type: none"> - Retention of small area of designated open space on southern end of site or provision of an alternative site within any future development. - Retention of the existing trees and the planting of new trees to the south-east corner and along the eastern boundary of the site to screen the site from the nearby listed buildings. - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> 		
MM271	147	LP1503	<p>Indicative Density: 93 <u>69</u></p> <p>Indicative Capacity: 27 <u>20</u></p> <p>Constraints:</p> <ul style="list-style-type: none"> - Possible Land Contamination. - Hebden Bridge AQMA. - Right of Way - BAP Priority habitat (Deciduous woodland). - Wildlife Habitat Network. - <u>Site is within 2.5km of the SPA/SAC</u> - <u>Hebden Bridge Conservation Area</u> - <u>No. 74 Bridge Lanes opposite the site (Grade II Listed Building)</u> - <u>Nos. 51-69 Bridge Lanes (includes Nos. 2-20 River Street) opposite the site (Grade II Listed Building)</u> - <u>Nos. 71-95 Bridge Lanes (includes Nos. 1-19 Calder Place) opposite the site (Grade II Listed Building)</u> 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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		<p>Reports Required:</p> <ul style="list-style-type: none"> - Contaminated Land Assessment. - Noise Impact Assessment. - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - <u>Habitat Regulations Assessment (HRA)</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS. - Consideration to recommendations provided within the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>The design, layout, height and massing of development must conserve and enhance the appearance of the Hebden Bridge Conservation Area and the settings of heritage assets in the area.</u> - <u>Development must respect the historic pattern of development, in particular the characteristic terraced form.</u> - <u>Building materials should reflect those characteristic of Hebden Bridge.</u> - Retention of woodland together with a 10m buffer, to be excluded from development. - Consideration of the West Yorkshire Low Emission Strategy which has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts. - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> 		
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			<u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u>		
			<u>Monitoring of impacts to assess bird use over time</u>		

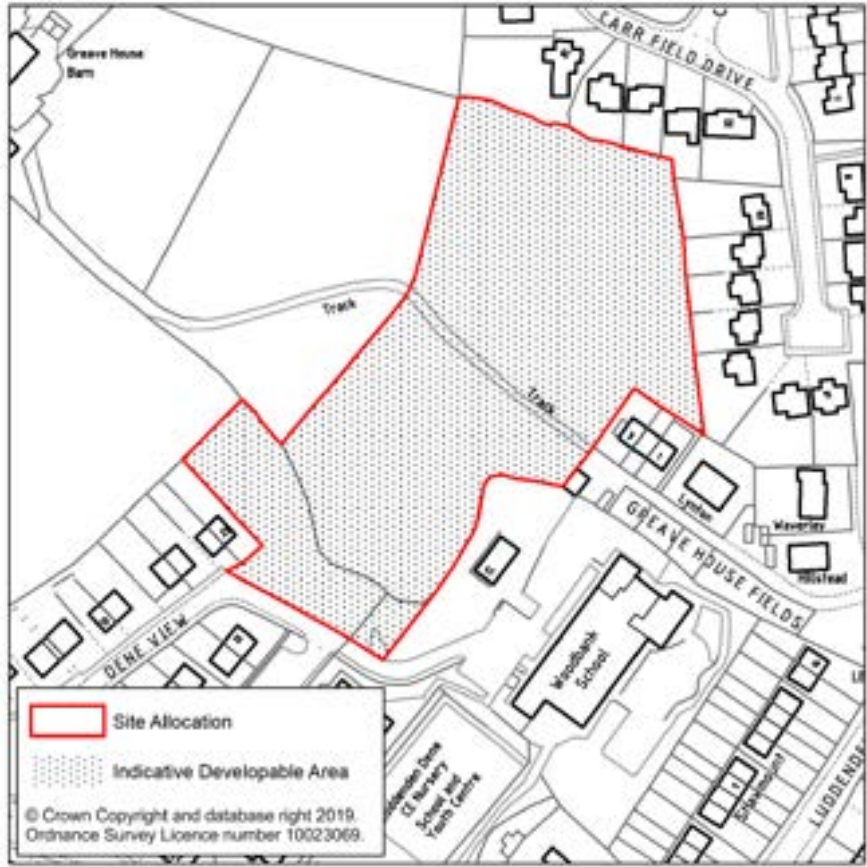
Housing allocations Mytholmroyd

Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
MM272	148	LP0011	<p>Site Area (ha): 2.63 <u>2.62</u> Indicative developable site area: 2.11 <u>2.10</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of green and blue infrastructure including SuDS - Stand-off of at least 10m is provided from the canal and screening should be provided to avoid increased light levels over the water. - Existing trees to the north east should also be retained, and removed from the indicative developable area. - Species rich native hedgerows should be planted on all boundaries - Site of PRN 552 - recommend archaeological condition if granted permission - Consideration to recommendations provided within the HIA-<u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - Regard should be had to the West Yorkshire Emission Strategy - Provision of stand-off between indicative developable area and industrial uses to the south - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM273	150	LP0253	<p>Constraints:</p> <ul style="list-style-type: none"> - Possible contaminated land - Former Coach & Horses Public House - non designated asset 	Clarification	SA summary updated to include SA9:

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		<ul style="list-style-type: none"> - South Pennine Moors SSSI, SPA, SAC - <u>Site is within 2.5km of the SPA/SAC</u> - Calderdale Wildlife Habitat Network - Rochdale Canal Local Wildlife Site - Road traffic noise - Air quality <p>Reports Required:</p> <ul style="list-style-type: none"> - Flood Risk Assessment - Contaminated Land Report - Noise Impact Assessment - Protected Species Survey - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - <u>Habitat Regulations Assessment (HRA)</u> <p>Site specific considerations:</p> <ul style="list-style-type: none"> - Provision of <u>green and blue infrastructure on site such as SuDS</u> and green roofs - Development of the site should retain the former public house and include and convert the building as part of the development of the site - Consideration to recommendations in the West Yorkshire Low Emission Strategy - Tree and native hedgerow planting along Burnley Road - Bat tubes within the dwellings - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on-site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> 		<p>site being within 2.5km of the SPA/SAC, however no overall change to SA site assessment carried out in the SA of the Local Plan 2017</p>
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			<p><i>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</i></p> <p><i>Monitoring of impacts to assess bird use over time</i></p>		
MM274	CC39: 29	LP0931	<p><u>LP0391 Land at, Greave House Field, Luddenden, Halifax</u></p>  <p>The map shows a site allocation (red outline) and an indicative developable area (dotted pattern) at Greave House Field, Luddenden, Halifax. The site is bounded by Carr Field Drive to the north, Greave House Fields to the east, and a track to the south. The Greave House Barn is located to the west. The map also shows Woodlands School and a bus stop. A legend indicates that the red outline represents the Site Allocation and the dotted pattern represents the Indicative Developable Area. The map is dated 2019 and includes Ordnance Survey Licence number 10023069.</p> <p><i>Site Area (ha): 1.21</i></p> <p><i>Indicative developable site area: 1.21</i></p>	<p>Clarification</p> <p><i>Published in CC39</i></p>	<p>SA of additional site carried out – See Appendix 4C</p>


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		<p><u>Indicative density (dph): 36</u> <u>Indicative capacity: 44</u> <u>Land Type: Greenfield</u> <u>Ownership: Private</u></p> <p><u>Constraints:</u></p> <ul style="list-style-type: none"> - <u>Potential for increased surface water run-off</u> - <u>Site is within 2.5km of the SPA/SAC</u> - <u>Right of Way (Sowerby Bridge 027)</u> - <u>Greave House and Barn (Grade II Listed), Luddenden Conservation Area</u> - <u>Site access (third party land LP1372)</u> - <u>Luddenden Foot AQMA</u> <p><u>Reports Required</u></p> <ul style="list-style-type: none"> - <u>Flood Risk Assessment</u> - <u>Transport Statement</u> - <u>Habitat Regulations Assessment to include systematic spatial analysis to determine which sites require recreational disturbance requirements and which loss of functionally linked land for SPA birds requirements.</u> - <u>Landscape Impact Assessment</u> - <u>Ecological Record Search with West Yorkshire Ecology</u> <p><u>Site Specific Consideration</u></p> <ul style="list-style-type: none"> - <u>Provision of 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</u> - <u>Retain and enhance hedgerows</u> - <u>Plant boundaries with locally native hedgerows</u> - <u>Off site mitigation should be provided to counter increased pressure from people and dogs on the European sites</u> - <u>Development proposals should include on-site replacement of the small area of amenity green space currently located in the south-west part of the site. Alternatively, other open space in the area should be enhanced, for example Holmes Park, Kershaw Estate, Midgley Recreation Ground or Luddenden Recreation Ground.</u> 		
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Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 ‘Site Allocations Supporting Information’

			<ul style="list-style-type: none"> - <u>Retain an area of semi-improved grassland</u> - <u>The visual impact of any development should be considered and the bridleway safeguarded</u> - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Consider the recommendations of the West Yorkshire Emission Strategy</u> - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> - <u>Development of LP1372 to be designed to ensure access to LP0931 can be achieved.</u> 		
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Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 ‘Site Allocations Supporting Information’

<p>MM275</p>	<p>CC39: 30</p>	<p>LP1372</p>	 <p><u>Site area (ha): 3.23</u> <u>Indicative Developable Site Area: 1.57</u> <u>Indicative Density: 20</u> <u>Indicative Capacity: 31</u> <u>Land Type: Greenfield</u> <u>Ownership: Public</u></p> <p><u>Constraints:</u></p> <ul style="list-style-type: none"> - <u>Potential for increased surface water run-off</u> - <u>Grade II Listed buildings - Greave House and the adjacent barn.</u> - <u>Site is within 2.5km of the SPA/SAC</u> - <u>Environmental Health - adjacent working farms.</u> - <u>Special Landscape Area</u> <p><u>Reports Required</u></p> <ul style="list-style-type: none"> - <u>Flood Risk Assessment</u> - <u>Transport Assessment and Travel Plan</u> 	<p>Clarification</p> <p><i>Published in CC39</i></p>	<p>SA of additional site carried out – See Appendix 4C</p>
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		<ul style="list-style-type: none"> - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - <u>Habitat Regulations Assessment (HRA) to include systematic spatial analysis to determine which sites require recreational disturbance requirements and which loss of functionally linked land for SPA birds requirements.</u> - <u>Landscape Impact Assessment</u> <u>Site Specific Consideration</u> - <u>Provision of green and blue Infrastructure on site such as SuDS and green roofs.</u> - <u>Traffic calming on approach roads.</u> - <u>Provision of storage for storm water run-off is recommended.</u> - <u>Potential stand off required between the site and the working farm.</u> - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt.</u> - <u>Off site mitigation should be provided to counter increased pressure from people and dogs on the European sites.</u> - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> 		
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			<ul style="list-style-type: none"> - <u>Development proposals should include the provision of on-site open space facilities and/or the enhancement/provision of open space facilities within the catchment of the development.</u> - <u>Development of LP1372 to be designed to ensure access to LP0931 can be achieved.</u> 		
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Housing allocations Northowram and Shelf

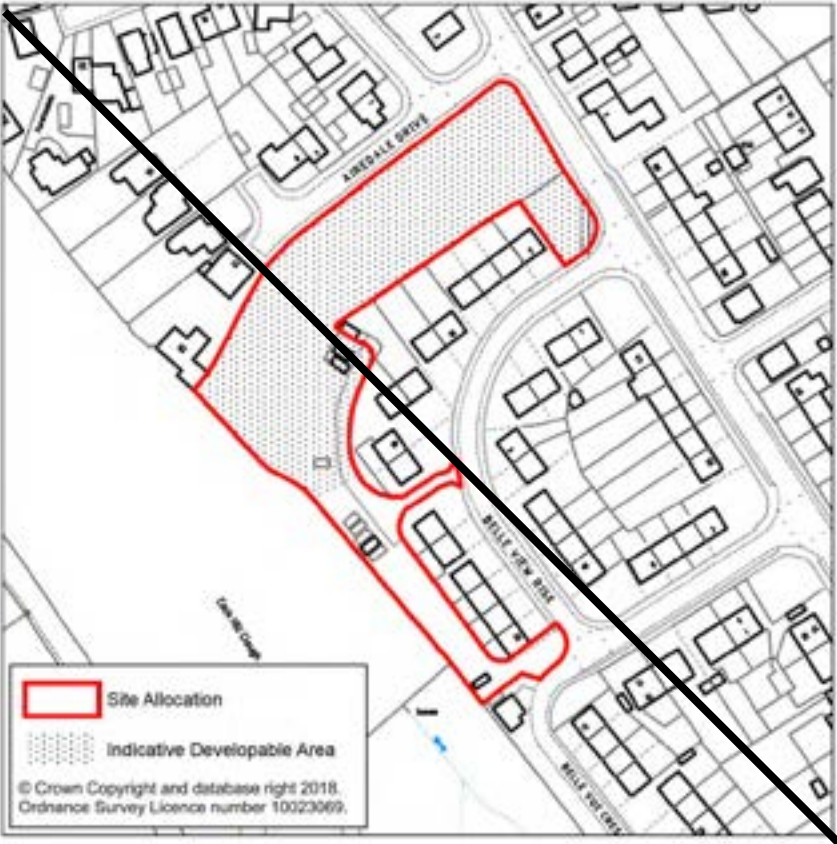
Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
MM276	151	LP0221	<p>Reports Required</p> <ul style="list-style-type: none"> - Flood Risk Assessment - Transport Assessment and Travel Plan. - Protected Species Survey. - <u>Ecological Impact Assessment</u> - <u>Landscape Impact Assessment</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Stand off between quarry boundary necessary. - Reduce developable land by providing a buffer of 10m around the site and around the woodland within the site. Retain the vegetation within these buffers and supplementary plant with locally native shrubs. - Retention of boundary trees. - Restore an area of lowland meadow to be used as open space by supplementary planting with appropriate species and management. - <u>Implementation of mitigation specified in Ecological Impact Assessment</u> - Consider the impact on visual amenity currently provided by the site. - Strong and defensible boundary between the New Housing Site and the Green Belt will be required. 	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM277	152	LP0589	<p>Indicative density (dph): 40 <u>26</u></p> <p>Indicative capacity: 15 <u>10</u></p>	Update / clarification	No Change to the SA

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		<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS through green and blue infrastructure. - Plant boundaries with locally native species-rich hedgerows. - Good acoustic design required for layout and house types. - Refer to guidance in West Yorkshire Low Emission Strategy (Stump Cross AQMA). - Consideration to recommendations provided within the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - Amend existing junction to provide site access and contribute towards Hipperholme scheme. 		<p>Site assessment carried out in the SA of the Local Plan 2017</p>
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MM278	153	LP0759		Update / correction	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
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Site Area (ha): ~~0.54~~ 0.55
 Indicative developable site area: ~~0.27~~ 0.44
Indicative density (dph): ~~36~~ 23
Indicative capacity: ~~16~~ 10

MM279

CC39:
31

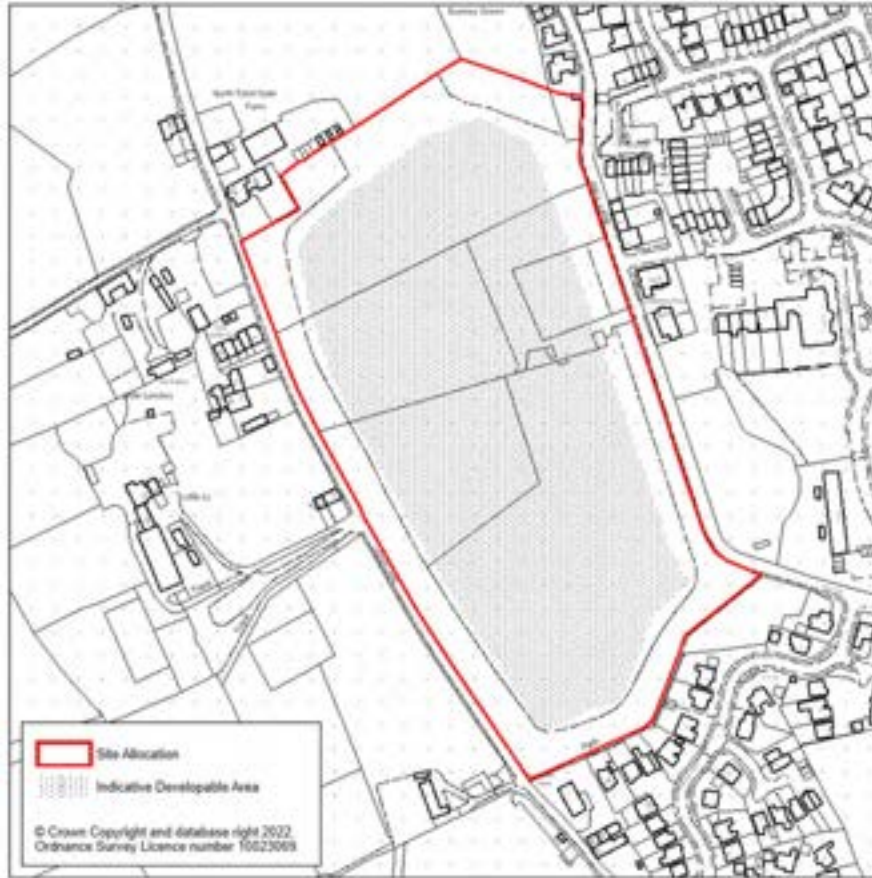
LP0766

LP0766 Land off, Hall Lane, Northowram, Halifax, HX3 7SN

Clarification

SA of
additional

Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 ‘Site Allocations Supporting Information’



Site Area (ha): 5.81
Indicative Developable Area 3.83
Indicative Capacity: 149
Indicative density: 39
Land type: Greenfield

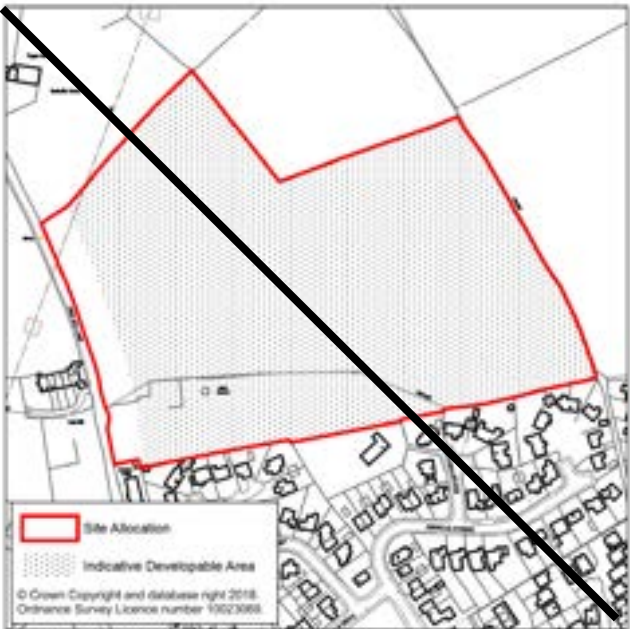
Published in
CC39

site carried
out – See
Appendix 4C

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		<p><u>Ownership: Private</u></p> <p><u>Constraints</u></p> <ul style="list-style-type: none"> - <u>Tree Preservation Order</u> - <u>Acid Grassland/Upland Heathland</u> - <u>Risk of surface water flooding</u> - <u>North Field Gate Farm (buffer if operational)</u> - <u>Marsh Hall (Grade II Listed Building)</u> - <u>Northowram Hall / Slab Wall (north of footpath between Upper Lane and Hall Lane)</u> - <u>Right of Way (Halifax 347) on southern boundary</u> <p><u>Reports Required</u></p> <ul style="list-style-type: none"> - <u>Flood Risk Assessment, to include a Hydrological Assessment</u> - <u>Transport Statement</u> - <u>Coal Mining Risk Assessment</u> - <u>Protected Species Survey</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Provision of 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.</u> - <u>Retain/enhance area of acid grassland/upland heathland, retain boundary trees and manage as woodland with understorey planting.</u> - <u>Reinstate tree boundary to the north of the site.</u> - <u>Reduce developable area to exclude boundary trees (and an additional 10m buffer) and area of acid grassland/upland heathland (to become open space)</u> - <u>Provision of Open Space</u> - <u>North Field Gate Farm buffer if operational</u> - <u>The traffic generated by the development is likely to impact on the Stump Cross junction. Contributions may therefore be required towards the required mitigation.</u> - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Development in the northern fields should have careful regard to design, layout and landscaping, in order to satisfactorily mitigate any harm to designated heritage assets</u> 		
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			<p><i>- Strong and defensible boundary between the New Housing Site and the Green Belt to be maintained / provided.</i></p> <p><i>- Site requires masterplanning in accordance with Policy IM7.</i></p>		
MM280	155	LP0782		Clarification / update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Site Area (ha): ~~5.86~~ 5.85
 Indicative Developable Area: ~~5.52~~ 4.67
 Indicative Capacity: ~~166~~ 141

Site Specific Considerations

- Provision of SuDS. The SuDS scheme should take account of existing biodiversity and take the form of fen, marsh, wet grassland or standing water in basins.
- Biodiversity mitigation/enhancement should provide locally native species rich unimproved grassland, restoring gaps in the Wildlife Habitat Network.
- Increased recreation impact on nearby Local Wildlife site will need mitigation.
- Provision of Open Space
- ~~Access to Cock Hill Lane required to accommodate a proportion of the traffic from site LP1543, subject to third party permissions.~~
- Provision of pedestrian routes and upgrading of off-site PROW routes

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			<ul style="list-style-type: none"> - Strong and defensible boundary between the New Housing Site and the Green Belt will be required. - Consideration to recommendations provided within the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>The access road should skirt the urban edge and be effectively screened by a stone wall to reflect existing field boundaries</u> - Provision of a buffer on western boundary to mitigate impacts on the listed building - <u>Site requires joint masterplanning with site LP1543 in accordance with Policy IM7.</u> 		
MM281	CC39: 32	LP1034	<u>LP1034 Land off Soaper Lane, Shelf, Halifax, HX3 7PT</u>	Clarification <i>This site was published in CC39, and has been amalgamated with LP1035 (also published in CC39).</i>	SA of additional site carried out – See Appendix 4C

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Site Area: 2.92

Indicative Developable Area: 2.92

Indicative Density: 34

Indicative Capacity: 100

Constraints:

- Surface Water Flooding Risk
- Right of Way (Shelf 161)
- Unstable Land (History of mining)
- Contaminated Land
- Existing equestrian land use

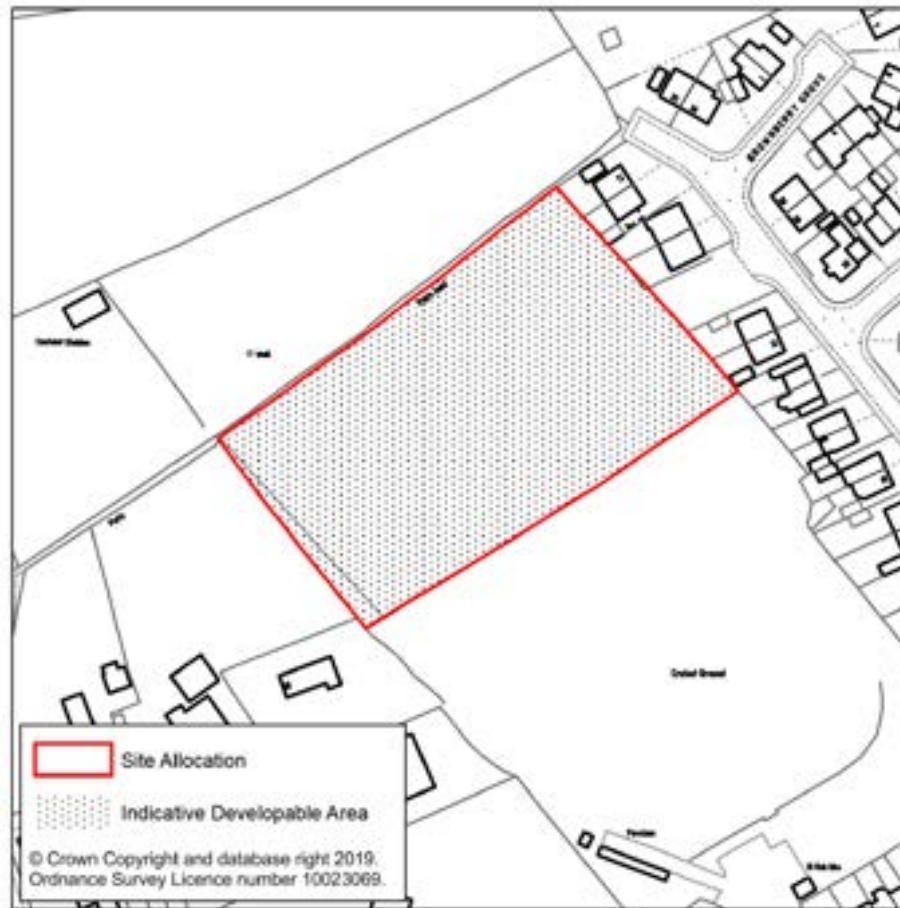
Reports Required:

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			<ul style="list-style-type: none"> - <u>Flood Risk Assessment</u> - <u>Hydrological Assessment</u> - <u>Transport Statement and Travel Plan</u> - <u>Land Stability Report</u> - <u>Bat Survey</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Mitigation of any land stability constraints</u> - <u>Retain and enhance hedgerows with additional planting of native shrubs.</u> - <u>Plant boundaries with native hedgerows.</u> - <u>Provision of SuDS.</u> - <u>Provision of a footway on site side of Soaper Lane.</u> - <u>Highway mitigation at the Shelf Moor Road and Burned Road junctions with the A6036 would be needed to accommodate the additional trips; this may require traffic signals.</u> - <u>Development of LP1034 to be designed to allow access to LP1036 if required</u> - <u>Retention and repair of the stone boundary walls.</u> - <u>Strong and defensible boundary between the New Housing Site and the Green Belt will be required.</u> 		
MM282	CC39: 34	LP1036	<u>LP1036 Land north of Shelf Cricket Ground, Carr House Lane, Shelf, Halifax</u>	Clarification Published in CC39	SA of additional site carried out – See Appendix 4C

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Site Area (ha) 0.89
Indicative developable site area: 0.89
Indicative density (dph): 30
Indicative capacity: 27
Land type: Greenfield

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			<p><u>Ownership: Private</u></p> <p><u>Constraints</u></p> <ul style="list-style-type: none"> - <u>Contaminated Land</u> - <u>Surface Water Flooding</u> - <u>Right of Way (Shelf 161)</u> - <u>Unstable Land (History of mining)</u> <p><u>Reports Required</u></p> <ul style="list-style-type: none"> - <u>Bat Survey</u> - <u>Hydrological Assessment</u> - <u>Transport Assessment</u> - <u>Travel Plan</u> - <u>Land Contamination Report</u> - <u>Coal Mining Risk Assessment</u> - <u>Land Stability Report</u> - <u>Applications for development must undertake a ball strike risk assessment and as a minimum consider recreational cricket and ball speeds of up to 40 metres per second.</u> - <u>At this site the wicket is orientated in a north-south direction, although a possible east/west variation of 55° from the point of north is also acceptable in accordance with ECB guidance, therefore any ball strike risk assessment should also consider orientation at 55° as well. Any mitigation package that the ball strike risk assessment advises should be built into the scheme by the developer; and be constructed and maintained in perpetuity at the developer’s expense.</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Mitigation of any land stability constraints</u> - <u>Provision of SuDS</u> - <u>Retain and enhance hedgerows with additional planting of native shrubs.</u> - <u>Plant boundaries with native hedgerows.</u> - <u>Development of LP1034 to be designed to allow access to LP1036 if required</u> 		
MM283	CC39: 35	LP1037	<u>LP1037 Land off Burned Road, Shelf, Halifax, HX3 7PT</u>	Clarification Published in CC39	SA of additional site carried

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Site Area: 0.98

Indicative Developable Area: 0.98

Indicative density (dph): 32

Indicative Capacity: 31

Constraints

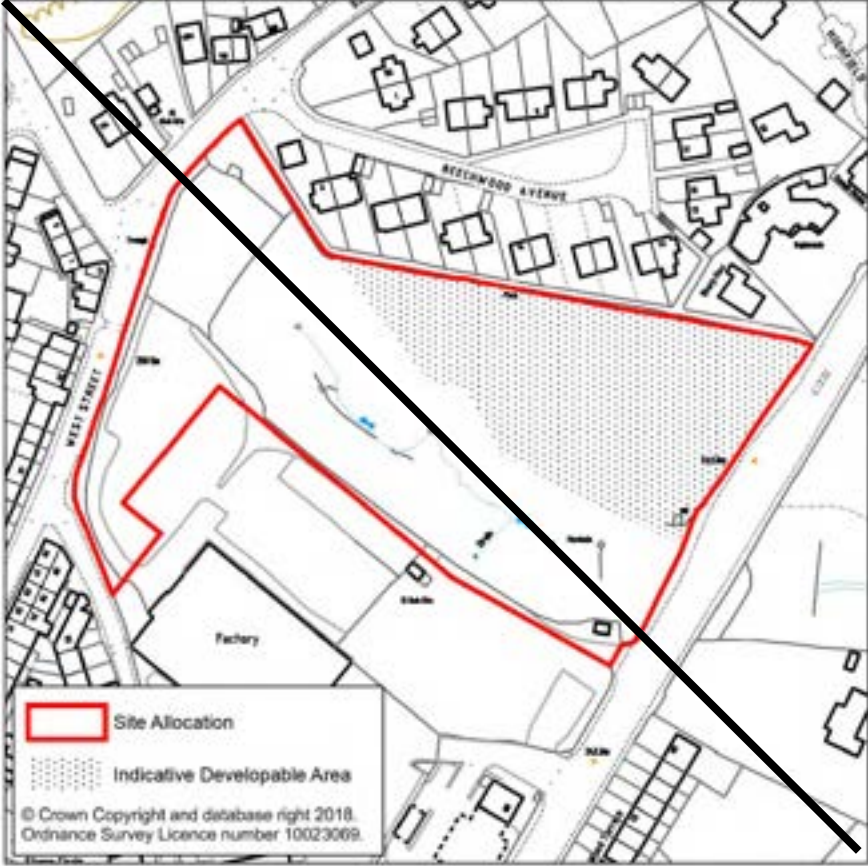
- Contaminated Land
- Surface Water Flooding
- Farming activities
- Archaeological Interest (Shelf Windmill - farm PRN4304)
- Bats
- Unstable Land (History of mining)

out – See Appendix 4C

Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 ‘Site Allocations Supporting Information’

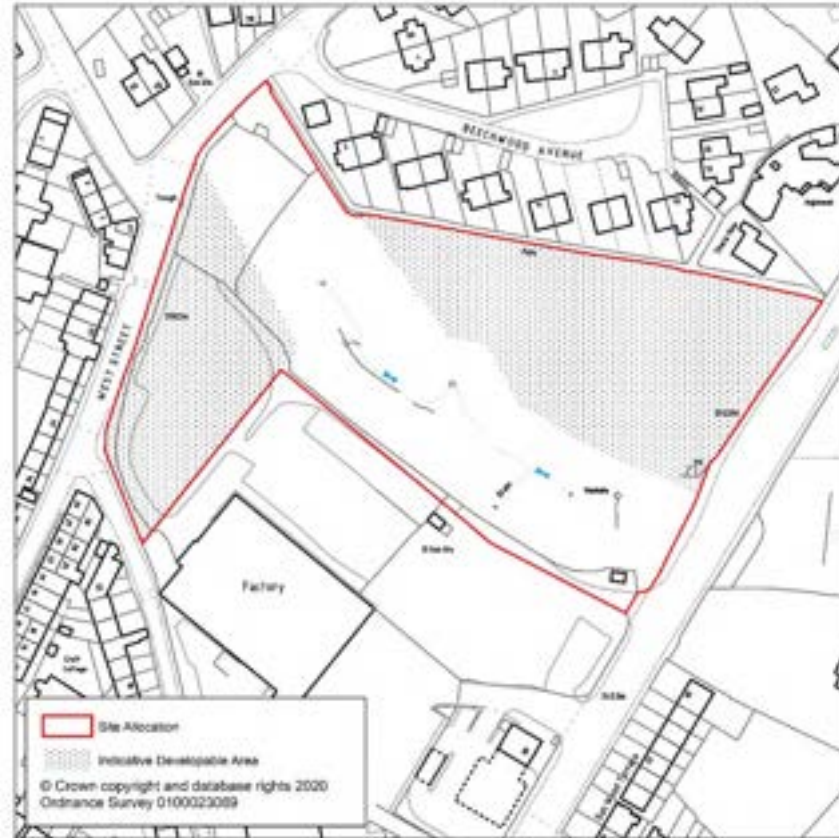
		<p><u>Reports Required</u></p> <ul style="list-style-type: none"> - <u>Transport Statement and access design</u> - <u>Bat Survey</u> - <u>Hydrological Assessment</u> - <u>Contaminated Land Assessment</u> - <u>Predetermination Archaeological Evaluation</u> - <u>Land Stability Report</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Provision of SuDS</u> - <u>Plant boundaries with locally native species-rich hedgerows.</u> - <u>Strong and defensible boundary between the New Housing Site and the Green Belt will be required.</u> - <u>Archaeological conditions</u> - <u>Retention of the stone boundary walls should be sought wherever possible.</u> - <u>Widening of Burned Road and the provision of footways</u> - <u>Mitigation of any land stability constraints</u> 		
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MM284	156	LP1041		Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
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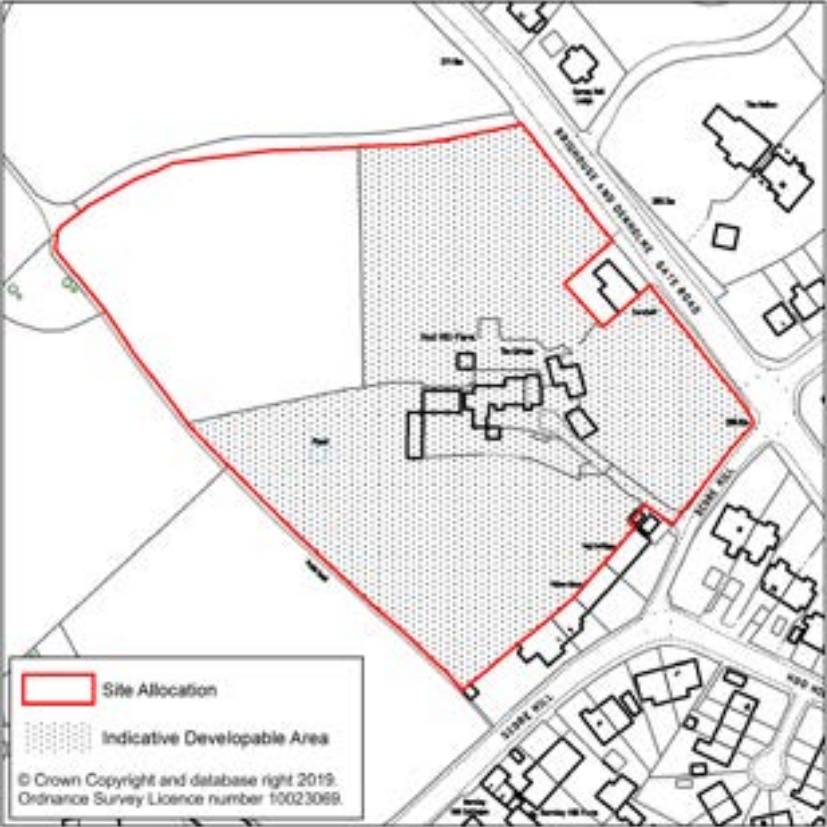
Site Area: ~~1.56~~ 1.61
 Indicative Developable Area: ~~0.57~~ 0.91
 Indicative density (dph): ~~36~~ 35
 Indicative capacity: ~~24~~ 32

Site Specific Considerations

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			<ul style="list-style-type: none"> - Retain and enhance hedgerow with additional planting of native shrubs - Retain and enhance Lowland Mixed Deciduous Woodland (UK BAP priority habitat) - Remove woodland from the developable area - <u>Retain and enhance Wildlife Habitat Network (use seed/plant material of local provenance from Sun Wood for this enhancement work) and ensure that links with the WHN to the north west are maintained</u> - Good acoustic design for dwellings near the adjacent employment land and Halifax Road. - Provision of SuDS - Any development should include an area of good quality, accessible amenity open space and improved access to the woodland - <u>Development proposals should include the retention and enhancement of open space within the site and/or the improvement of other open space in the area such as at Shelf Hall Park.</u> - The retention of the stone boundary wall to the western boundary of the site, together with the stone drinking trough, <u>milestone</u> and other stone features, should be sought wherever possible. If their removal is necessary, the stone drinking trough, <u>milestone</u> and other stone features should be retained and relocated elsewhere along the boundary wall. The retention of the stone boundary wall to Halifax Road should also be sought wherever possible. - <u>Design of the site to consider and acknowledge the location and role of the site in providing a gateway into Shelf.</u> 		
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Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 ‘Site Allocations Supporting Information’

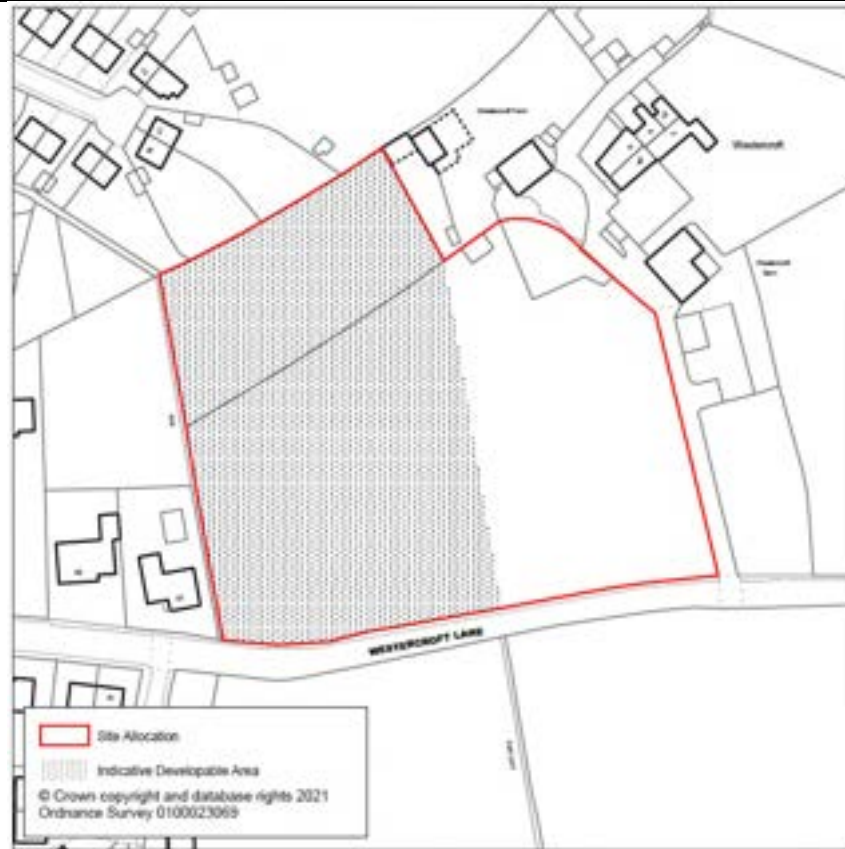
<p>MM285</p>	<p>36</p>	<p>LP1044</p>	<p>LP1044 Hud Hill Farm, Northowram, Halifax, HX3 7LH</p>  <p>Site area (ha): 2.11 <u>Indicative developable site area: 1.51</u> <u>Indicative density: 30</u> <u>Indicative capacity: 45</u> <u>Land type: Mixed</u> <u>Ownership: Private</u></p>	<p>Clarification</p> <p><i>Published in CC39</i></p>	<p>SA of additional site carried out – See Appendix 4C</p>
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Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 ‘Site Allocations Supporting Information’

			<p><u>Constraints</u></p> <ul style="list-style-type: none"> - <u>Surface Water Flooding.</u> - <u>Lowland Meadow (UK BAP priority habitat).</u> - <u>Rights of Way (Halifax 343).</u> - <u>Grade II Listed Building - Whinney Royd Farmhouse (200m north west of site).</u> - <u>Road traffic noise</u> <p><u>Reports Required</u></p> <ul style="list-style-type: none"> - <u>Flood Risk Assessment</u> - <u>Hydrological Assessment</u> - <u>Transport Assessment</u> - <u>Travel Plan</u> - <u>Ecological Impact Assessment informed by bat and amphibian surveys.</u> - <u>Noise Impact Assessment</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Provision of SuDS</u> - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Removal of field to north west of the site in accordance with heritage advice.</u> - <u>Maintenance and enhancement of existing hedgerows.</u> - <u>Suitable management of Lowland Meadow (UK BAP priority habitat)</u> - <u>Provision of Open Space</u> - <u>Safeguard of Right of Way (Halifax 343)</u> - <u>The creation of a strong and defensible boundary between the allocation for housing and the Green Belt.</u> - <u>Buffer zone should farming operations continue.</u> 		
MM286	37	LP1523	LP1523 Land at Westercroft Lane, Northowram, Halifax, HX3 7EN	Clarification <i>Published in CC39</i>	SA of additional site carried out – See Appendix 4C

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Site Area: 1.42
Indicative Developable Area: 0.89
Indicative density: 36
Indicative Capacity: 32
Land type: Greenfield
Ownership: Private

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			<p>Constraints</p> <ul style="list-style-type: none"> - <u>Risk of surface water flooding.</u> - <u>Contaminated Land.</u> - <u>Stump Cross AQMA (No.5).</u> - <u>Westercroft hamlet (non-designated heritage asset to north east)</u> <p>Reports Required</p> <ul style="list-style-type: none"> - <u>Transport Assessment.</u> - <u>Travel Plan.</u> - <u>Hydrological Assessment.</u> - <u>Ecological Assessment.</u> - <u>Contaminated Land Assessment.</u> - <u>Amended site layout plan.</u> <p>Site Specific Consideration</p> <ul style="list-style-type: none"> - <u>Provision of SuDS.</u> - <u>Crossing point and footway between the site and the junction with the A644.</u> - <u>Contribution to a scheme of mitigation for the Hipperholme Crossroads.</u> - <u>Plant species rich native hedgerow on western and northern boundaries.</u> - <u>Consideration to advice contained within the West Yorkshire Low Emission Strategy.</u> - <u>Consideration of requirement to amend submitted layout plan to enable access to northern field.</u> - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt.</u> 		
MM287	158	LP1543	<p>Site Area (ha): 11.17 <u>11.15</u></p> <p>Indicative developable site area: 11.02 <u>11.01</u></p> <p>Indicative Density: 30 <u>26</u></p> <p>Indicative Capacity: 331 <u>290</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Third party land control. <u>Site access to be achieved between 22 and 23 Wade House Road</u> 	Update	SA of additional site carried out – See Appendix 4C

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		<ul style="list-style-type: none"> - Provision of green and blue Infrastructure on site such as SuDS and green roofs. The SuDS scheme should take account of existing biodiversity and take the form of fen, marsh, wet woodland, wet grassland or standing water in basins. - Provision of Open Space - Provision of locally native species rich unimproved grassland and locally native species rich hedgerows. - Increased recreation impact on nearby Local Wildlife Site will need mitigation. - Exclude 10m buffer of Wildlife Habitat Network from developable area and plant with appropriate locally native species (grassland or woodland) - In light of potential access arrangements (third party land to north and west), masterplanning would be necessary that may involve the subdivision of the site. <i>- Provision of pedestrian routes and upgrading of off-site PROW routes</i> - Standoff between agricultural uses and residential properties, and physical mitigation where identified. - Strong and defensible boundary between the New Housing Site and the Green Belt will be required. <i>- Site requires joint masterplanning with site LP0782 in accordance with Policy IM7</i> 		
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Housing allocations Ripponden

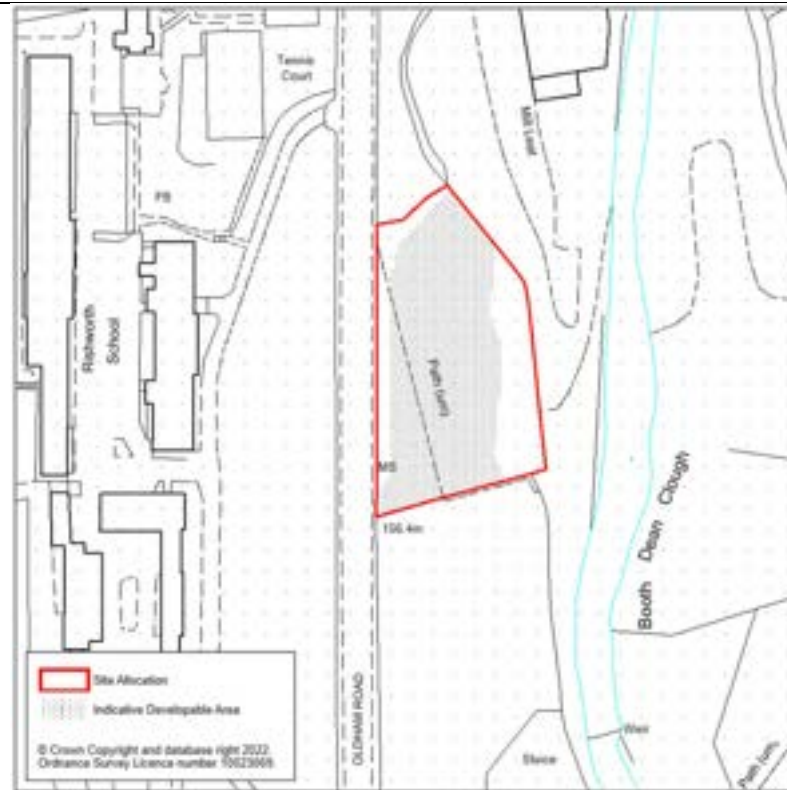
Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
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<p>MM288</p>	<p>160</p>	<p>LP0938</p>		<p>Update / clarification</p>	<p>No Change to the SA Site assessment carried out in the SA of the Local Plan 2017</p>
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Site Area (ha) ~~0.53~~ 0.38

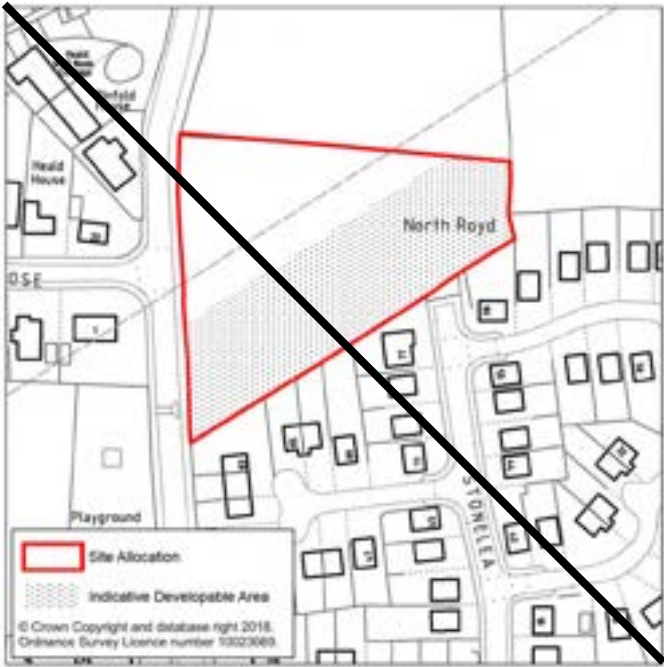
Constraints:

- ~~Less than 2km from South Pennines SPA/SCA/SSSI~~
- Site is within 2.5km of the SPA/SAC
- Site lies within Wildlife Habitat Network
- Presence of Principal Habitat of Importance on site (lowland mixed deciduous woodland)
- Wildlife Habitat Network
- Heritage asset in close proximity - Grade II The Old Building of Rishworth School &

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			<p>Grade II listed milestone on western boundary</p> <p>Reports Required</p> <ul style="list-style-type: none"> - Transport Statement - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - Habitat Regulations Assessment (<u>HRA</u>) - <u>Landscape Impact Assessment</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of blue & green infrastructure, including SuDS - Pedestrian crossing point - Right hand turn into the site from the highway - Plant any development with locally native trees - Provide 10m standoff from the waterbodies - Consideration to recommendations provided within the Heritage Impact Assessment - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> 		
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MM289	161	LP1023	<p>Site Area (ha): 1.41 <u>1.40</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Consider surface water flood risk in design and layout of scheme - Leave a 10m buffer zone adjacent to the water course. Plant with locally native woodland. <p>Minimise light pollution and other disturbance to water course</p> <ul style="list-style-type: none"> - Consideration of recommendations provided with the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM290	162	LP1027		Update	No Change to the SA Site assessment carried out in the SA of the Local Plan Publication Draft 2018

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Site Area (ha): ~~0.54~~ 0.55

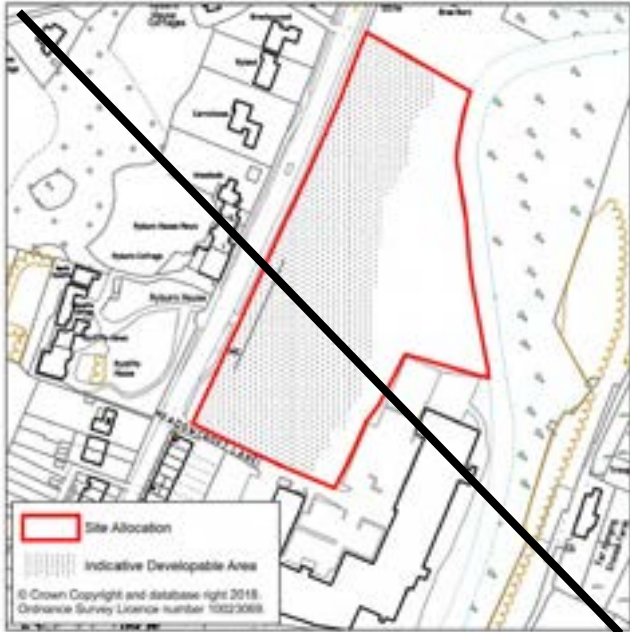
Reports Required

- Transport Statement and access design
- Capacity building of existing drainage network
- Landscape Impact Assessment

Site Specific Considerations

- Sensitive design and layout, responding to constraints on the site, taking account of past planning decisions regarding overhead power lines and residential amenity for neighbouring properties. Indicative capacity of 12 dwellings is likely to be a maximum.
- Layout to consider

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			Provision of SuDS		
MM291	163	LP1224		Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Indicative Developable Area: ~~1.18~~ 1.02

Indicative Density: ~~25~~ 24

Indicative Capacity: ~~30~~ 24


Reports Required

- Transport Assessment/Travel Plan and scheme
- Flood Risk Assessment, ~~to consider layout and design to avoid development in Flood Zones 2 and 3.~~ to include site specific Hydraulic Modelling.
- Emergency Access and egress plans must be provided to the LPA for consideration and agreement.
- Hydrological Assessment
- Land Stability Report

Site Specific Considerations

- Provision of blue and green infrastructure such as SuDS
- Realignment of retaining wall of the adjacent area of the development
- Consider impact on ecology - avoid disturbance and light pollution over the river, and

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			<p>retain the tree cover on the site, and provide buffer of 10m from the river</p> <ul style="list-style-type: none"> - Retention of the stone boundary wall should be sought wherever possible. - Retention of the trees should be sought wherever possible - Consider provision of a buffer between residential uses and nearby employment uses - <i>No more vulnerable or highly vulnerable uses to be located on the ground floor</i> 		
MM292	CC39: 38	LP1602	<p><u>LP1602 Barkisland Cross, Jackson Lane, Barkisland, HX4 0HE</u></p>  <p><i>Site Area: 0.76</i></p>	Clarification	SA of additional site carried out – See Appendix 4C

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			<p><u>Indicative developable site area: 0.76</u> <u>Indicative density: 32</u> <u>Indicative capacity: 24</u> <u>Land type: Greenfield</u> <u>Ownership: Private</u></p> <p><u>Constraints</u> - <u>Special Landscape Area</u> - <u>Potential habitat for bats</u></p> <p><u>Reports required</u> - <u>Transport Statement, Access design and design of mitigation on network</u> - <u>Bat Survey</u> - <u>Surface water/drainage network assessment</u> - <u>Landscape Impact Assessment</u></p> <p><u>Site Specific Considerations</u> - <u>Green and blue Infrastructure on site such as SuDS and green roofs</u> - <u>Planting species rich locally native hedgerows on the boundaries.</u> - <u>Consider the impact on visual amenity currently provided by the site</u> - <u>Retention of the stone boundary walls should be sought wherever possible</u> - <u>Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt</u></p>		
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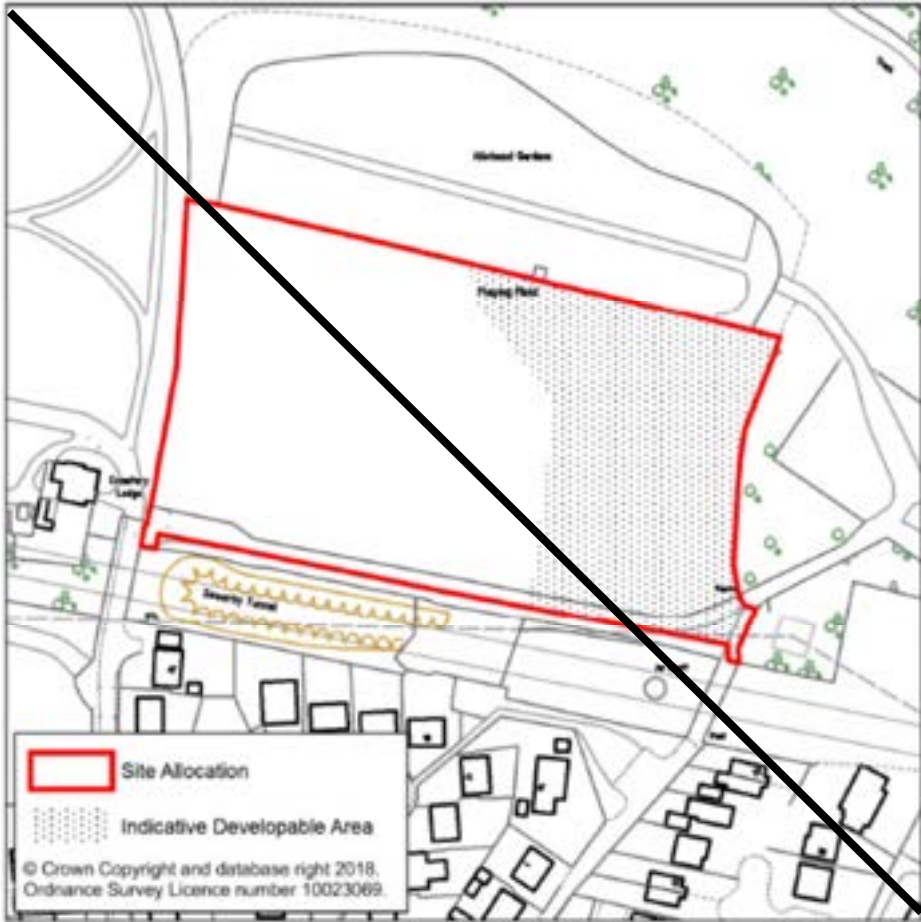
Housing allocations Sowerby Bridge

Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
MM293	164	LP0044	<p>Site Area (ha): 2.95 <u>2.94</u> Indicative developable site area: 2.95 <u>2.94</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS and drainage network capacity building assessment including identification of impacts - Plant native species-rich hedgerows on all boundaries - Retain boundary trees <i>within the site and along its boundary</i>, and incorporate into landscaping/provide 10m buffer - Consider the impact on visual amenity currently provided by the site - Have regard to West Yorkshire Low Emission Strategy - A site specific policy would be required to create a strong and defensible boundary between the allocation for housing and the Green Belt 	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM294	165	LP0287	<p>Indicative developable site area: 0.73 <u>0.84</u> Indicative density (dph): 11 <u>12</u> Indicative capacity: 8 <u>10</u></p>	Correction / update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM295	166	LP0435	<p>Constraints</p> <ul style="list-style-type: none"> - Haugh End House - Grade II* Listed, Old Haugh End and Old Haugh End Cottage; Haugh End Farmhouse - Grade II Listed, and Brockwell Gate - Grade II Listed - Site access - Road traffic noise - Proximity to Sowerby Bridge Air Quality Management Area 	Update	No Change to the SA Site assessment carried out in the SA of

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			<p><i>- Proximity to waste site EAWML 65545 (Calder Valley Skip Hire Ltd).</i></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS, and green infrastructure to reduce run off and provide storm water storage. - Plant native species-rich hedgerows on boundaries. - Consideration to recommendations provided within the HIA. <i><u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u></i> - Consider recommendations of the West Yorkshire Low Emission Strategy 		the Local Plan 2017
MM296	167	LP0438	<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Mitigation at St Peter's Ave / Town Gate junction subject to junction assessments. - Provision of SuDS and green infrastructure to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off. - Provide 10m buffer around trees and plant with native shrubs and remove all Wildlife Habitat Network from developable area. - Plant native species-rich hedgerow on SE and SW boundaries. - Retention and repair of the dry stone walls - Consideration to recommendations provided within the HIA. <i><u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u></i> - <i><u>The mature tree belts to the east and south of the site shall be retained and enhanced to screen the new development from the nearby Listed Buildings</u></i> - Consideration of the West Yorkshire Emission Strategy 	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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MM297	168	LP1356		Update	<p>No Change to the SA Site assessment carried out in the SA of the Local Plan 2017 – although there is an increased developable area and resulting capacity, the SA recorded a positive impact against SA1 and this change would not alter the impact. All other impacts remain as recorded against the 2017 SA</p>
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Indicative Developable Area: ~~0.45~~ 0.86
 Indicative Density: ~~23~~ 37
 Indicative Capacity: ~~10~~ 32

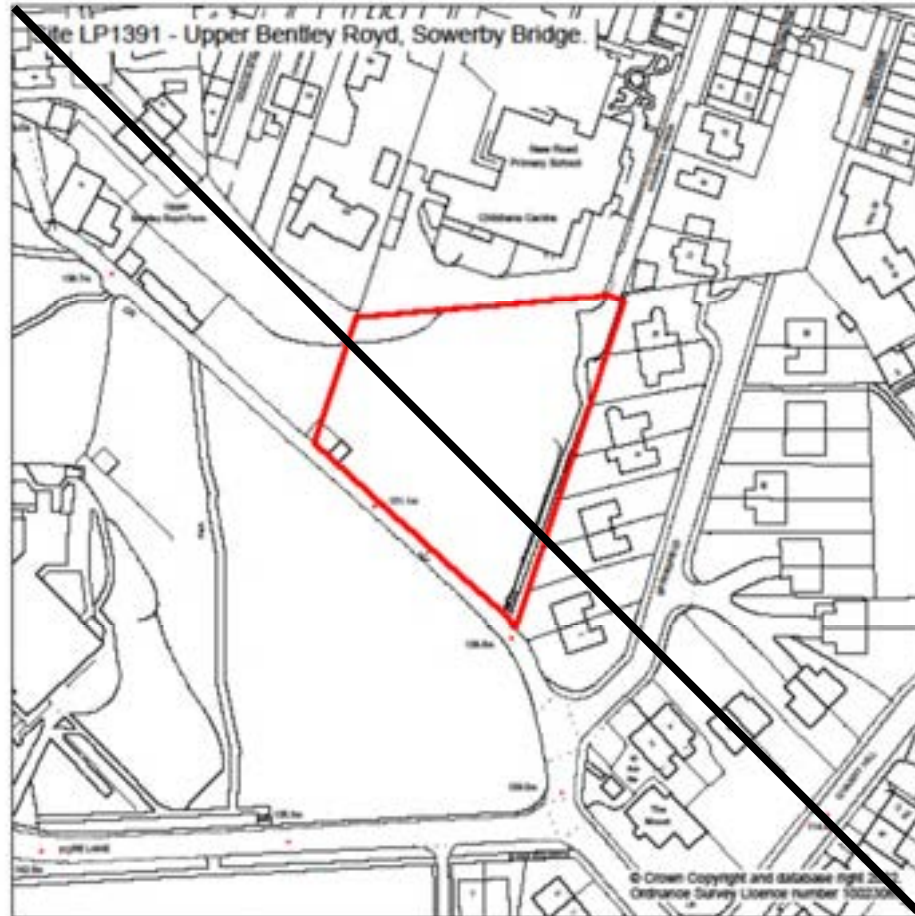
Reports Required

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			<ul style="list-style-type: none"> - Transport Assessment - Flood Risk Assessment - <u>Heritage Impact Assessment</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Reprovision of equivalent or better quantity or quality pitches would be required - <u>Improvements to other open space in the area should be carried out prior to development. These could include facility improvements at the Hollins Mill Leisure Park.</u> - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Should the historic cemetery gate piers and gate be required to be relocated as part of the access arrangements, they will be expected to be retained, appropriately repositioned and repaired, so that they continue to form the main access to the cemetery. Any such work should be undertaken alongside the construction of the site access to LP1356. The applicant shall detail within their Heritage Impact Assessment the justification and mitigation measures proposed to minimise the harm to the heritage asset. These shall be agreed by the Local Planning Authority.</u> 		
VMM298	169	LP1391	<p>Site removed from Local Plan Upper Bentley Royd, Sowerby Bridge</p>	Update This site is not available for residential development	Deleted Site – Updated SA of allocations policy SD7 carried out to consider amended list of sites; see Appendix 4C

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Site area (ha): 0.40
Indicative developable area: 0.40
Indicative density (dph): 50
Indicative capacity: 20
Land Type: Greenfield

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			<p>Ownership: Public</p> <p>Constraints:</p> <ul style="list-style-type: none"> - potential increase in surface water run-off - Site access via Salisbury Street which is a narrow access - Adjacent to Wildlife Habitat Network - Right of Way <p>Reports Required:</p> <ul style="list-style-type: none"> - Evaluation of existing drainage network - Transport Statement <p>Site Specific Considerations:</p> <ul style="list-style-type: none"> - Provision of SuDS and green infrastructure to reduce infiltration and provide storage for storm water run-off - Mitigation to restrict speeds close to school - Retain existing trees - Plant species rich native hedgerows on boundaries <p>Consider the impact on the footpath</p>		
MM299	170	LP1398	<p>Site Area (ha) 4.11 <u>4.10</u></p> <p>Indicative developable site area 2.90 <u>2.89</u></p> <p>Constraints</p> <ul style="list-style-type: none"> - Right of Way (Sowerby Bridge 098) - Third party land to achieve suitable access - Adjacent to Wildlife Habitat Network - Listed Buildings - Brockwell House and Brockwell Cottage (Grade II) to the south and east, and Bullace Trees Cottage (Grade II) to the south - Air quality and the impact of additional road traffic taken cumulatively - Proximity to Ryburn Valley High School - Tree Preservation Orders - Loss of natural and semi natural urban green space - <u>Proximity to waste site EAWML 65545 (Calder Valley Skip Hire Ltd).</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS and green infrastructure to increase infiltration 	Update / Correction	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

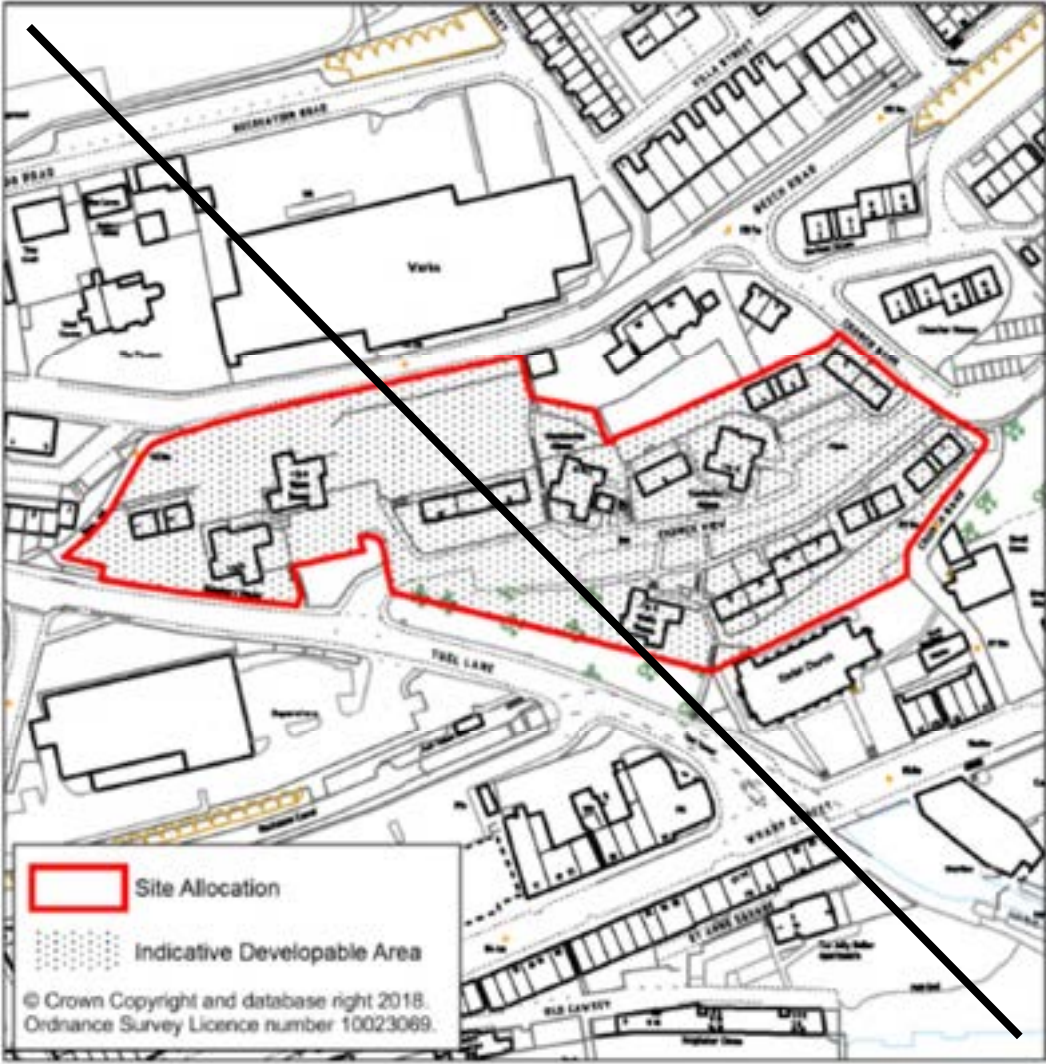
Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 ‘Site Allocations Supporting Information’

			<ul style="list-style-type: none"> - Third party land required to achieve suitable access - Excluding 20m buffer on southern and western edges and retaining a 20m buffer of trees across the centre of the site. - Plant areas outside developable area with native shrubs and trees and manage as woodland. - The impact of development on the open character of the area and its visual amenity should be assessed - Consider the impact on visual amenity currently provided by the site. - High quality open space facilities should be provided on site as part of any development to help rectify current deficiencies. - Mitigation against loss of open space, for example, enhancing existing areas of natural open space or providing new facilities. - Retain existing trees, including those to east and north - Retain and repair the stone boundary wall to the south - Consideration to recommendations provided within the HIA <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - Air quality and the impact of additional road traffic taken cumulatively - Regard should be had to the West Yorkshire Emission Strategy - Proximity to Ryburn High School and impacts should be considered - Third party land agreements need to be confirmed - <u>Site requires masterplanning in accordance with Policy IM7.</u> 		
MM300	172	LP1412	<p>Indicative Density: 30 64</p> <p>Indicative Capacity: 8 18</p> <p>Constraints</p> <ul style="list-style-type: none"> - Site access would require significant earthworks - Wildlife Habitat Network - Listed Buildings - Brockwell House and Brockwell Cottage (Grade II) to the north, and Bullace Trees Cottage (Grade II) to the south - Air quality and the impact of additional road traffic taken cumulatively - Tree Preservation Orders - Loss of natural and semi natural urban green space 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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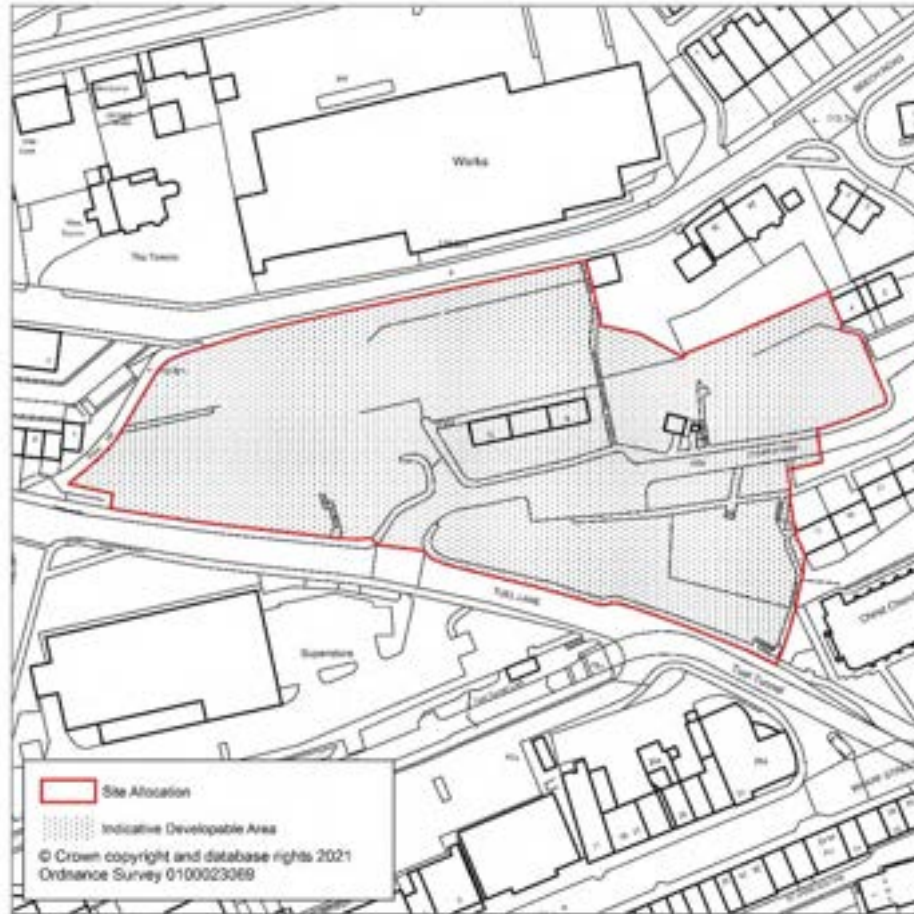
			<ul style="list-style-type: none"> - Road noise - <u>Proximity to waste site EAWML 65545 (Calder Valley Skip Hire Ltd).</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Provide a 20m buffer on the southern boundary - Plant areas outside developable area with native shrubs and trees and manage as woodland - The impact of development on the open character of the area and its visual amenity should be assessed - Mitigation against loss of open space, for example, enhancing existing areas of natural open space or providing new facilities - Retain existing trees, including those to east and north - Retain and repair the stone boundary wall to the south - Consideration to recommendations provided within the HIA <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - Have regard to the West Yorkshire Low Emission Strategy 		
MM301	173	LP1415	<p>Constraints</p> <ul style="list-style-type: none"> - Site access - changes in levels likely to be mean dual access from Walker Lane and Wakefield Road - Within Sowerby Bridge Air Quality Management Area - Noise (road traffic and industrial) - <u>Proximity to waste site EAWML 65545 (Calder Valley Skip Hire Ltd).</u> 	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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MM302	174	LP1654		Update / correction / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan Publication Draft 2018 – change in site area due to planning permission. The reduced area does not affect any of the impacts identified in the 2018 SA
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Site Area (ha): ~~1.51~~ 1.22
Indicative Developable Area: ~~1.51~~ 1.22
Indicative Density: ~~29~~ 21
Indicative Capacity: ~~44~~ 26

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			<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS - Consideration to West Yorkshire Low Emission Strategy - Consideration to recommendations provided within the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - Consider impact of loss of open space - <u>Improvements to other open space in the area should be carried out prior to development. These could include facility improvements at Beech Recreation Ground or Crow Wood Park.</u> - <u>Site requires masterplanning in accordance with Policy IM7.</u> 		
MM303	175	LP1655	<p>Indicative density (dph): 30 <u>42</u> Indicative capacity: 22 <u>30</u></p> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Parking restrictions may be required on Wood Croft - Consideration to recommendations provided within the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - Predetermination Archaeological Evaluation - Retention of lowland mixed deciduous woodland on perimeter of the site - Consider loss of open space - <u>Development proposals should include suitable mitigation to compensate for the loss of existing on-site open space.</u> 	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan Publication Draft 2018

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Housing allocations Todmorden

Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
MM304	176	LP0053		Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			 <p>Site Area (ha): 0.43 <u>0.37</u> Indicative developable site area: 0.43 <u>0.37</u> Indicative Density: 45 <u>46</u> Indicative Capacity: 13 <u>11</u></p> <p>Constraints:</p> <ul style="list-style-type: none"> - Possible Land Contamination - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports required:</p> <ul style="list-style-type: none"> - Transport Assessment, and proposals to upgrade Fir Street in vicinity of site access - Contaminated Land Assessment. 		

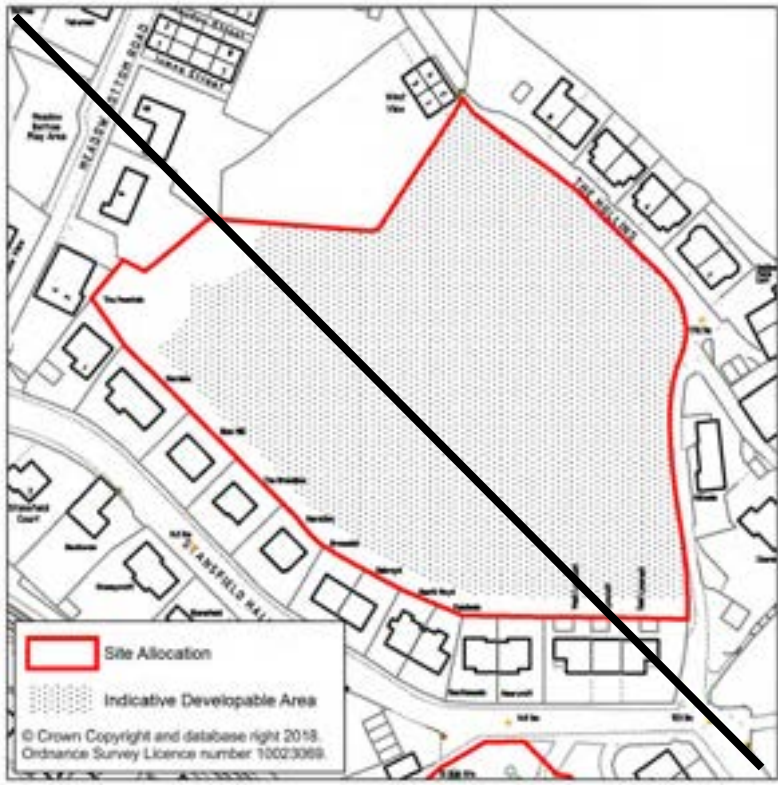
Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 ‘Site Allocations Supporting Information’

Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			<ul style="list-style-type: none"> - Habitat Regulations Assessment (informed by ornithological surveys to include nocturnal golden plover surveys). - Flood Risk Assessment to include consideration of layout and design - <u>Landscape Impact Assessment</u> - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - <u>Habitat Regulations Assessment (HRA)</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS. - 10m buffer provided to south, west boundaries to be planted with native trees and shrubs - Minimise light pollution and disturbance onto the canal - Implement bat sensitive lighting scheme - <u>Development proposals should include the creation or enhancement of other open space.</u> - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> 		
MM305	177	LP0635	<p>Constraints:</p> <ul style="list-style-type: none"> - Possible Land Contamination - Lowland mixed deciduous woodland - UK BAP Priority Habitat 	Clarification	No Change to the SA Site


Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 ‘Site Allocations Supporting Information’

Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			<ul style="list-style-type: none"> - Wildlife Habitat Network - Less than 1km to South Pennine Moors SPA/SAC/SSSI - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports required:</p> <ul style="list-style-type: none"> - Transport Assessment, and proposals to upgrade Fir Street in vicinity of site access - Contaminated Land Assessment. - Flood Risk Assessment to include consideration of layout and design - Habitat Regulations Assessment (informed by ornithological surveys to include nocturnal golden plover surveys). - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - <u>Habitat Regulations Assessment (HRA)</u> <p>Site specific considerations:</p> <ul style="list-style-type: none"> - Provision of SuDS through green and blue infrastructure - 10m buffer to be provided on the west boundary to include felling of existing conifers and replanting with native trees and shrubs. - Plant species-rich native hedgerows be provided on north, south and east boundaries - Upgrading of Fir Street to provide a surface to adoptable standard and provision of footpath into the site - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on-site (or as a last resort off site within 2.5km) with improved</u> 		assessment carried out in the SA of the Local Plan 2017

Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 ‘Site Allocations Supporting Information’

Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			<p><i>management to ensure use by SPA birds</i></p> <p><i>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</i></p> <p><i>Monitoring of impacts to assess bird use over time</i></p>		
MM306	178	LP0640		Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 ‘Site Allocations Supporting Information’

Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			 <p>Site Area (ha): 1.33 <u>1.32</u> Indicative Developable Area: 1.17 <u>1.09</u> Indicative Density: 45 <u>30</u> Indicative Capacity: 53 <u>33</u></p> <p>Constraints</p>		

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Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			<p>- Pluvial Flood Risk (potential to increase surface water flood risk). - Lowland Mixed Deciduous Woodland. - Fountain Public House, Hollins Farmhouse (Grade II Listed Buildings). Increased recreational pressure on European Sites (SPA/SAC/SSSI). - <u>Site is within 2.5km of the SPA/SAC</u> - Highway issues - Improvements needed on Victoria Road and the Hollins. - <u>Unstable Land</u></p> <p>Reports Required - Flood Risk Assessment, <u>to include:</u></p> <ul style="list-style-type: none"> • <u>Flood risk hydraulic modelling of Oak Hill Clough</u> • <u>Specific consideration being given to impacts from historic flooding, such as recent flood events in Calderdale</u> • <u>Following a sequential approach to the layout of the site – i.e. locating development in areas of least flood risk</u> <p>- Hydrological Assessment - Transport Assessment- detailing pedestrian connectivity and parking on approach roads - <u>Land Stability Report</u> - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - <u>Habitat Regulations Assessment (HRA)</u></p> <p>Site Specific Considerations - Provision of SuDS. - 5m buffer of native shrubs to be planted on the southern boundary. - Native trees and shrubs to be planted and non native species removed on the Western boundary. - Removal of Lowland Mixed Deciduous Woodland from Developable Area. - Consideration to recommendations provided within the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation</u></p>		

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			<p><u>measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u></p> <ul style="list-style-type: none"> - Improvements to Victoria Road and The Hollins. - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on-site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> 		
MM307	179	LP0651	<p>Constraints:</p> <ul style="list-style-type: none"> - Fluvial and Pluvial Flood Risk - Site access requiring significant works - Noise from adjacent Railway - 2km from the South Pennine Moors SPA/SAC/SSSI - <u>Site is within 2.5km of the SPA/SAC</u> - Lowland mixed deciduous woodland - UK BAP Priority Habitat - Rights of Way (Todmorden 094 & 192) <p>Reports required:</p> <ul style="list-style-type: none"> - Flood Risk Assessment, including Hydrological Assessment. - Transport Assessment and Travel Plan - Feasible layout based on Topographical Survey - Noise Impact assessment - Land Stability Report - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey</u> 	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017 - SA9'To Protect and Enhance Biodiversity and Geodiversity' updated to

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			<p><u>Methodology” by West Yorkshire Ecology</u></p> <ul style="list-style-type: none"> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - <u>Habitat Regulations Assessment (HRA)</u> <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS through green and blue infrastructure, to be managed for biodiversity - Retain mature trees and retain and restore hedgerows. - Provision of 10m buffer by boundary trees. - Public Right of Way and Historic Rights of Way to be safeguarded - <u>Access to be provided via upgrades to Keswick Close.</u> - <u>Potential upgrading of Stoney Royd Lane to adoptable standards</u> - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> 		refer to being within 2.5km of the SPA/SAC – but this did not change the overall impact against the SA objective nor was there any overall change to SA carried out in 2017
MM308	180	LP0658	<p>Site Area (ha): 0.4 <u>0.50</u></p> <p>Indicative developable site area: 0.47 <u>0.50</u></p> <p>Indicative density (dph): 52 <u>44</u></p> <p>Indicative capacity: 24 <u>22</u></p> <p>Constraints:</p> <ul style="list-style-type: none"> - Highway Constraints. 	Update	No Change to the SA Site assessment carried out in the SA of

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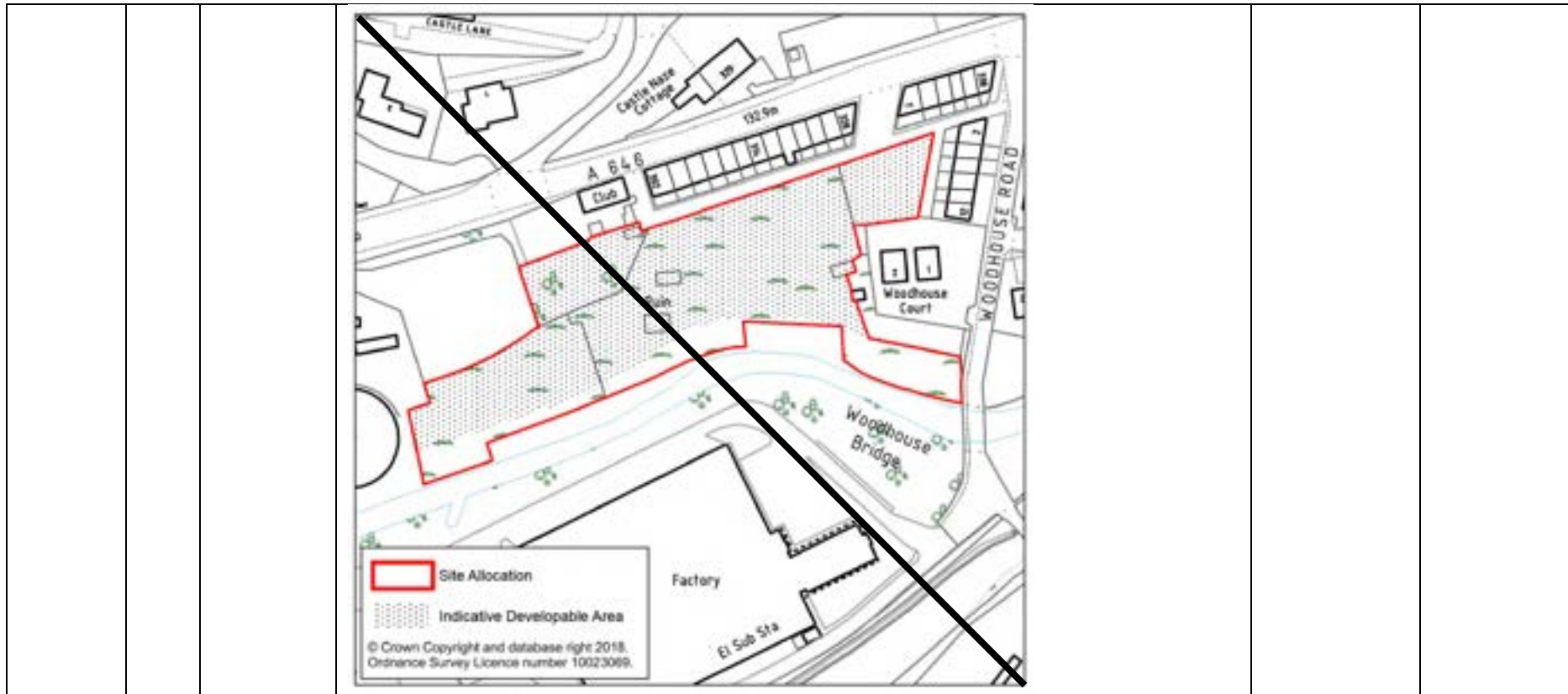
Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			<ul style="list-style-type: none"> - Unstable Land. - Possible Contaminated Land - Road Traffic Noise - Pluvial Flood Risk. - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports required:</p> <ul style="list-style-type: none"> - Hydrological Assessment. - Transport Assessment. - Noise Impact assessment. - Contaminated Land assessment. - Land Stability Report. - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - <u>Habitat Regulations Assessment (HRA)</u> <p>Site specific considerations:</p> <ul style="list-style-type: none"> - Provision of SuDS - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> 		the Local Plan 2017

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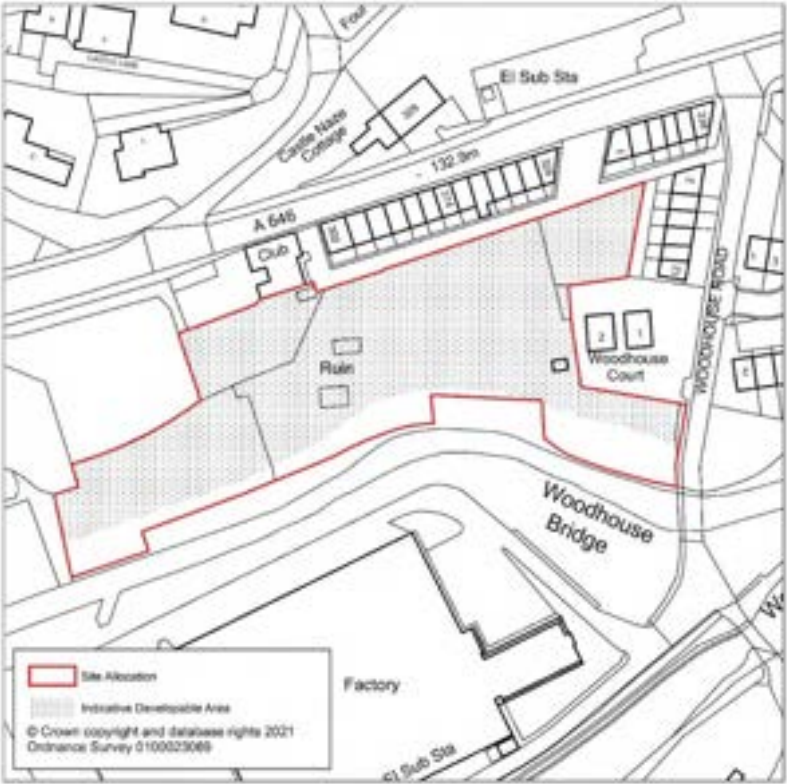
Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
MM309	181	LP0659		Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			 <p>Site Area: 0.58 <u>0.61</u> Indicative Developable Area: 0.48 <u>0.51</u> Indicative Density: 36 <u>33</u></p> <p>Constraints:</p>		


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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			<ul style="list-style-type: none"> - Fluvial and Pluvial Flood Risk. - Constrained access due to existing dwellings and topography - Proximity to South Pennine Moors SPA/SAC/SSSI <u>- Site is within 2.5km of the SPA/SAC</u> - Adjacent to River Calder - UK BAP Priority Habitat - Bats and otters <p>Reports Required</p> <ul style="list-style-type: none"> - Flood Risk Assessment, to include consideration of layout and design: <ul style="list-style-type: none"> • <u>Flood risk hydraulic modelling</u> • <u>Emergency Access and egress plans (to be provided to the LPA for consideration and agreement with the Council’s emergency planners)</u> • <u>Specific consideration being given to impacts from historic flooding, such as recent flood events in Calderdale</u> • <u>Specification for sites contained in flood zones 2 and 3 that any more or highly vulnerable uses may not be permitted on the ground floor</u> • <u>Following a sequential approach to the layout of the site – i.e. locating development in areas of least flood risk</u> - Hydrological Assessment - Transport Assessment (Access Design and topographical survey). - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - Habitat Regulations Assessment (<u>HRA</u>) <p>Site specific considerations:</p> <ul style="list-style-type: none"> - Provision of a 10m buffer adjacent to river planted with native trees and shrubs - Prevent disturbance through light spillage - Provision of SuDS through green and blue infrastructure - Consider proximity to the industrial use to the south 		

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			<p><u>- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u></p> <p><u>- Where likely significant effects have not been ruled out:</u></p> <p><u> Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u></p> <p><u> Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u></p> <p><u> Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u></p> <p><u> Monitoring of impacts to assess bird use over time</u></p>		
MM310	182	LP0901	<p>Site removed from Local Plan Land off Woodlands Avenue, Todmorden</p>	Update	Deleted Site – SA carried out on SD7 which will consider the impact of the deleted allocations – See Appendix 4C

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			 <p>Site area (Ha): 0.73 Indicative developable site area: 0.32 Indicative density (dph): 50 Indicative capacity: 16</p> <p>Land type: Greenfield Ownership: Public</p> <p>Constraints –Loss of Open Space.</p>		

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			<p>Lowland mixed deciduous woodland – UK BAP Priority Habitat Within consultation zone for South Pennine Moors SPA/SAC/SSSI Wildlife Habitat Network Noise from railway</p> <p>Reports required Habitat Regulations Assessment Transport Statement Noise Impact Assessment</p> <p>Site Specific Considerations Remove Lowland Mixed Deciduous Woodland from Developable Area. Provision of improved play area and flat kick about area on the adjacent site (LP0902). Pedestrian access to the site should be provided through LP0901 to minimise the impact of moving the facilities to users approaching from the pedestrian railway bridge. Provision of SuDS</p>		
MM311	183	LP0914	<p>Indicative density (dph): 45 <u>42</u> Indicative capacity: 46 <u>43</u></p> <p>Constraints:</p> <ul style="list-style-type: none"> - Fluvial and Pluvial Flood Risk. (Walsden Water, Rochdale Canal and Woodbottom Drain) - Highway issues (gradient of the site and circuitous access road alignment required). - Possible land contamination. - Ecological Issues - Rochdale Canal (Wildlife Corridor). - Possible land contamination. - Heritage Assets - two listed structures (Canal Lock Gates). - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports Required:</p>	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			<ul style="list-style-type: none"> - Flood Risk Assessment. - Hydrological Assessment. - Transport Assessment and Travel Plan. - Topographic Survey. - Ecological Impact Assessment to include bat survey. - Contaminated Land Report. - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - Habitat Regulations Assessment (<u>HRA</u>) <p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS. - Provision of 10m buffer between site and canal which should be planted with native trees and shrubs. - Development of the site shall include provision for children. - Consideration to recommendations provided within the HIA. <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the</u> 		


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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			<i>period most frequently used by SPA birds</i> <i>Monitoring of impacts to assess bird use over time</i>		
MM312	184	LP1534	<p>Constraints</p> <ul style="list-style-type: none"> - Fluvial (Walsden Water) and Pluvial Flood Risk. - Unstable Land. - Possible Land Contamination. - Ecological Issues - Lowland mixed deciduous woodland (UK BAP Priority habitat), Rochdale Canal and specific species such as otters, bats and birds. - Birks Mill and Birks House - non designated heritage asset. - <u>Grade II Listed Bridge over Rochdale Canal and Grade II Rochdale Canal Lock 28: Birks Mill Lock</u> - <u>Site is located within a groundwater Source Protection Zone 1 (SPZ1) for groundwater abstraction that is used for drinking water needs</u> - <u>Site is within 2.5km of the SPA/SAC</u> <p>Reports Required</p> <ul style="list-style-type: none"> - Flood Risk Assessment. - Hydrological Assessment. - <u>Hydrogeological (groundwater) Risk Assessment that identifies potential risks to groundwater from the development and identifies mitigation measures</u> - Transport Assessment. - Bat and otter surveys. - Habitat Regulations Assessment/Ecological Impact Assessment. - <u>Ornithological Report informed by surveys undertaken according to “SPA Bird Survey Methodology” by West Yorkshire Ecology</u> - <u>Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC</u> - <u>Habitat Regulations Assessment (HRA)</u> - Land Stability Report. - Land Contamination Assessment - <u>Landscape Impact Assessment</u> 	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			<p>Site Specific Considerations</p> <ul style="list-style-type: none"> - Provision of SuDS. - Signage would be needed at the bridge over Birks Mill Lock to give priority to traffic approaching the site from the A6033. - Native tree and shrub planting in area outside developable area. - Bat sensitive lighting scheme. - Provision of a 10m buffer between site and canal which should be planted with native trees and shrubs. - Removal of lowland mixed deciduous woodland (UK BAP Priority habitat) from developable area. - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - Careful consideration will be required in terms of the relationship of new development to the canal, together with scale, layout, design and materials. - <u>Implementation of mitigation measures identified in the hydrogeological (groundwater) risk assessment.</u> - <u>Ensure that adverse effects on the integrity of the SPA and SAC are avoided.</u> - <u>Where likely significant effects have not been ruled out:</u> <ul style="list-style-type: none"> <u>Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.</u> <u>Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds</u> <u>Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds</u> <u>Monitoring of impacts to assess bird use over time</u> 		
MM313	185	LP1637	<p>Site removed from Local Plan LP1637 Land in front of Bradnor House, Todmorden</p>	Update	Deleted Site – SA carried

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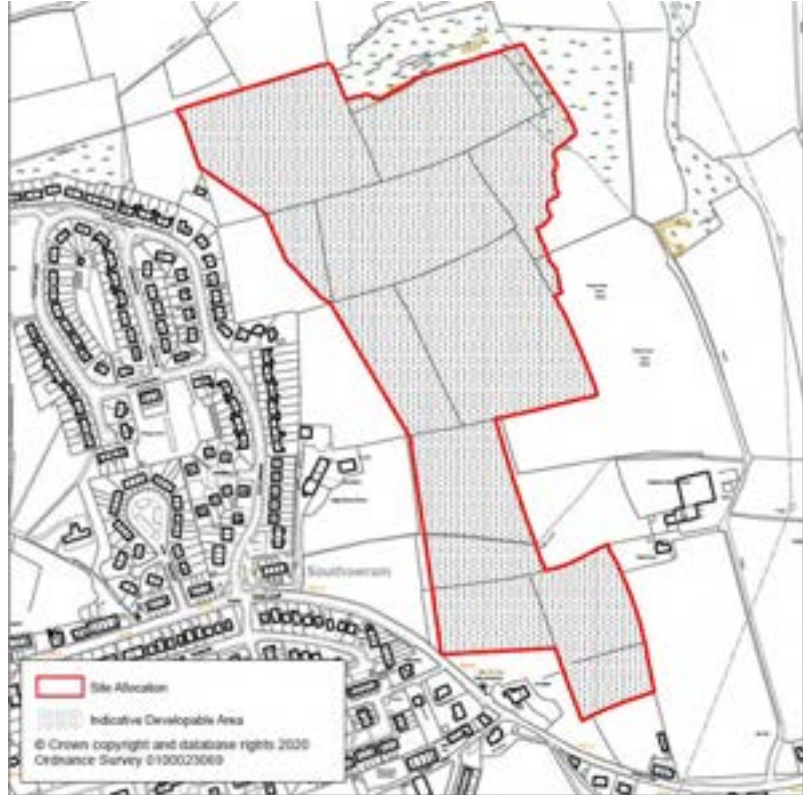
Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			 <p>Site area (ha): 0.66 Indicative developable area: 0.55 Indicative density (dph): 45 Indicative capacity: 25 Land Type: Greenfield Ownership: Private Constraints:</p>		<p>out on SD7 which will consider the impact of the deleted allocations – See Appendix 4C</p>

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Mod Ref	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			<ul style="list-style-type: none"> – Possible Contaminated Land – Third Party Land – Proximity Kiln Clough watercourse – Potential to increase surface water flooding – Historical land drainage – 1.5km to South Pennine Moors SPA/SAC/SSSI – Lowland mixed deciduous woodland – UK BAP Priority Habitat <p>Reports Required</p> <ul style="list-style-type: none"> – Contaminated Land Assessment – Habitats Regulations Assessment – Flood Risk Assessment – Hydrological Assessment, including historical flooding events – Third Party Land control – Transport Statement to include details of widening and/or passing places as well as safe pedestrian routes <p>Site Specific Considerations</p> <ul style="list-style-type: none"> – Provision of SuDS through green and blue infrastructure – Open Space Enhancement – Removal of Lowland Mixed Deciduous Woodland from the indicative capacity – Trees to the boundaries should be retained (wherever possible) and dwellings should be of appropriate height (two storeys) <p>Third party land agreements need to be confirmed (negotiations underway) for access to the site to be possible</p>		

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Minerals Sites

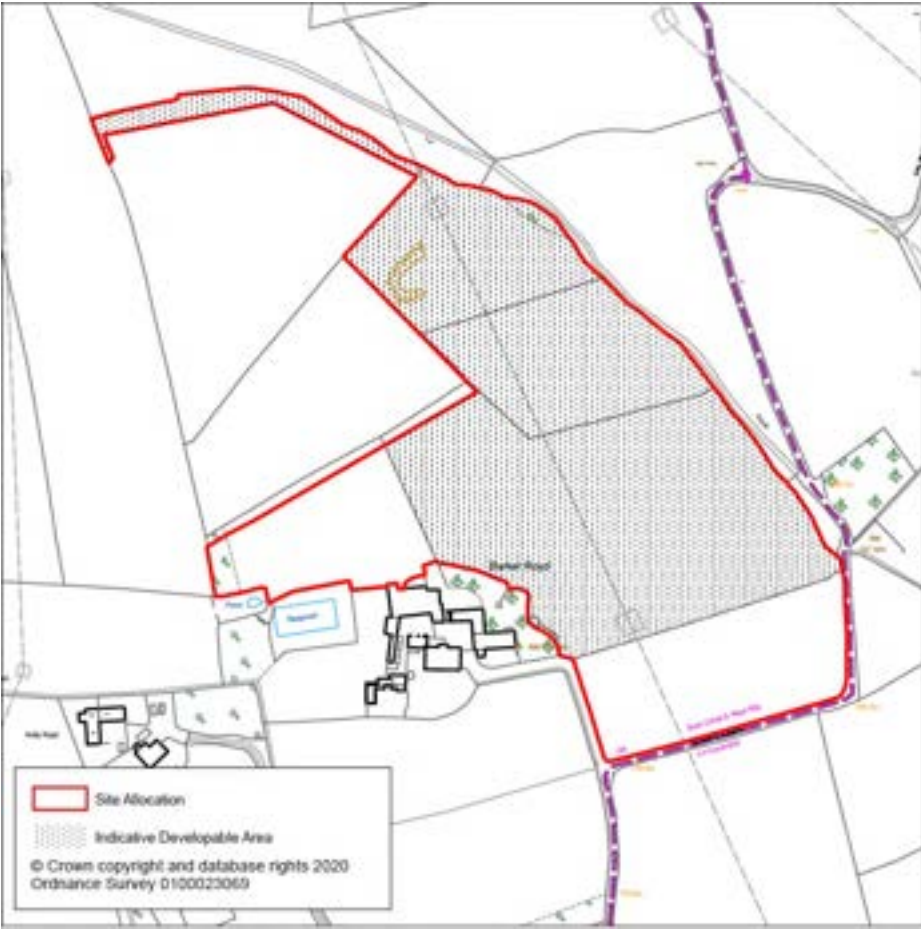
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
MM314	186	MS2 <u>MLP29</u>	<p><u>MLP 29 Pasture House Quarry site a</u></p>  <p>The map shows a site allocation area outlined in red, which is shaded with a grey cross-hatch pattern. This area is situated within a larger 'Indicative Developable Area' shown with a dotted pattern. The map includes residential buildings, roads, and a road named 'Southdown Lane'. A legend in the bottom left corner identifies the red outline as 'Site Allocation' and the dotted area as 'Indicative Developable Area'. Copyright information for Ordnance Survey is also present.</p> <p><u>Site Area 11.1ha</u></p>	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
Page 304			<p><u>Site Specific Constraints</u></p> <ul style="list-style-type: none"> - <u>Green Belt</u> - <u>Site overlies Grade 4 agricultural land</u> - <u>Proximity of Residential Properties</u> - <u>Historic Assets</u> - <u>Public Rights of Way</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Ensure that where working impacts on Public Rights of Way Brighouse 29 and Brighouse 37 appropriate diversions are put in place</u> - <u>Implementation of measures to mitigate impacts on any nearby residential properties</u> - <p><u>Reports Required</u></p> <ul style="list-style-type: none"> - <u>Heritage Statement</u> - <u>Landscape Impact Assessment</u> - <u>Noise Report</u> - <u>Dust Report</u> - <u>Restoration Strategy</u> <p><u>Transport Statement</u></p>		

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Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
MM315	187	MS2 <u>MLP30</u>	<p><u>Site number MLP30 Pasture House Quarry Site b</u></p>  <p><u>Site Area 4.5ha</u></p>	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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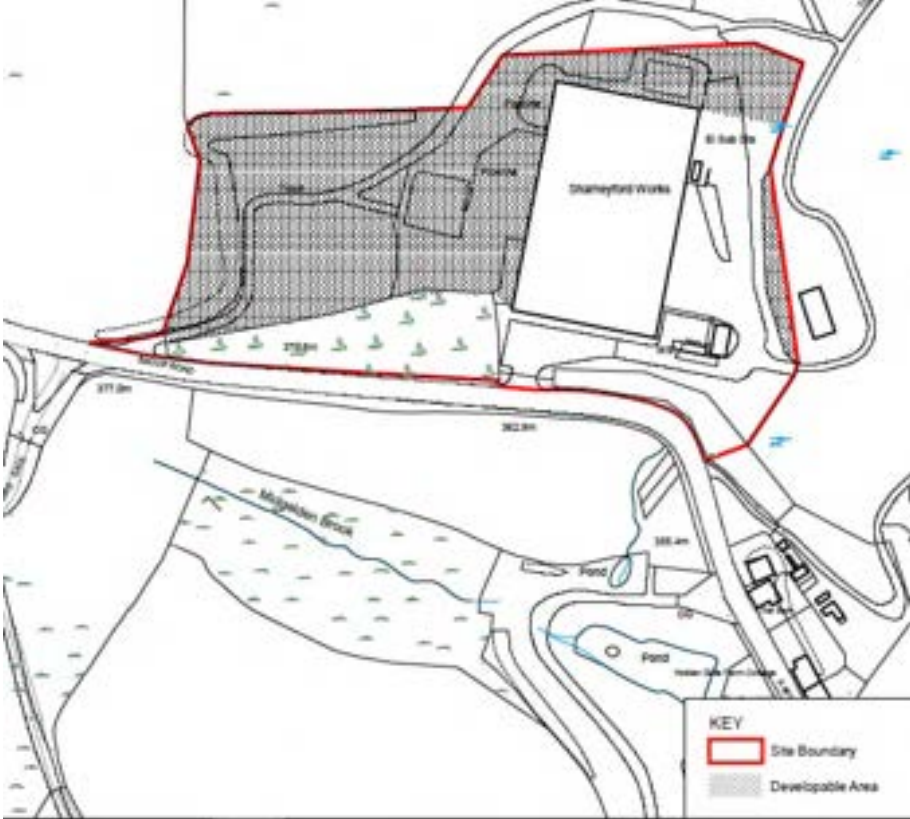
Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
Page 306			<p><u>Indicative Developable Area 2.25ha</u></p> <p><u>Site Specific Constraints</u></p> <ul style="list-style-type: none"> - <u>Green Belt</u> - <u>Site overlies Grade 4 agricultural land</u> - <u>Proximity of Residential Properties</u> - <u>Historic Assets</u> - <u>Public Rights of Way</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.</u> - <u>Ensure the mineral workings do not restrict the Brighthouse 036 and 037 Public Rights of Way that run along the southern and eastern boundary of the site</u> - <u>Implementation of measures to mitigate impacts on any nearby residential properties</u> <p><u>Reports Required</u></p> <ul style="list-style-type: none"> - <u>Heritage Statement</u> - <u>Landscape Impact Assessment</u> - <u>Noise Report</u> - <u>Dust Report</u> - <u>Restoration Strategy</u> - <u>Transport Statement</u> 		

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SA OF MAIN MODIFICATIONS TO PUBLICATION VERSION LOCAL PLAN APPENDIX 1 Waste Sites

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
MM316 Page 307	200	WA2 W1	<i>W1 <u>Bacup Road Sharneyford, Todmorden</u></i>	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

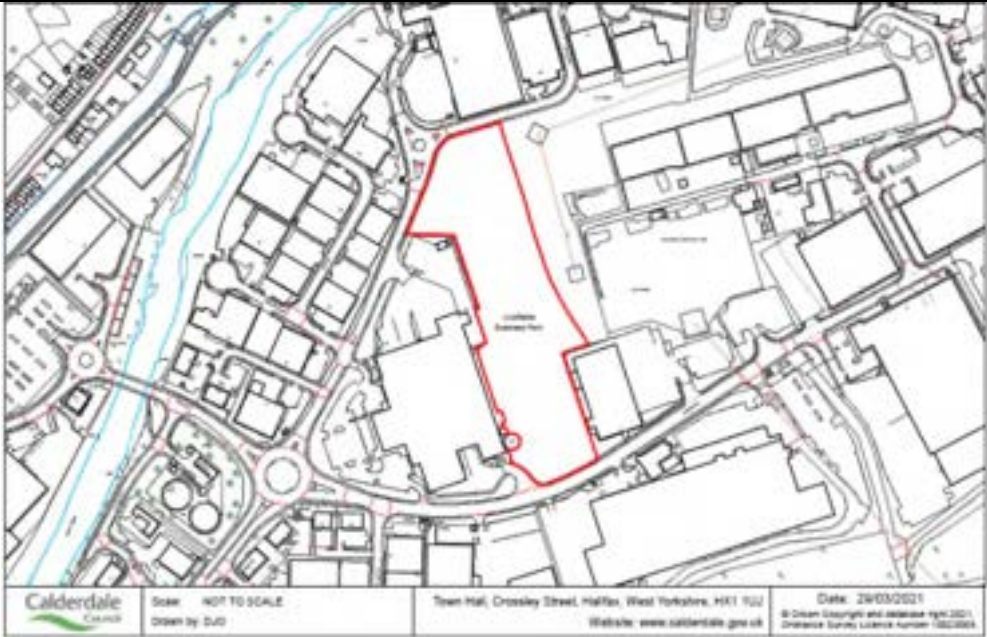
Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 ‘Site Allocations Supporting Information’

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
<p>Page 308</p>			 <p><u>Site Area: 3.15ha</u></p> <p><u>Indicative Developable Site Area:1.48ha</u></p>		

Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 ‘Site Allocations Supporting Information’

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 309</p>			<p><u>Site Specific Constraints</u></p> <ul style="list-style-type: none"> - <u>Special Landscape Area</u> - <u>Area Around Todmorden</u> - <u>Calderdale Wildlife Habitat Network</u> - <u>Local Geological Site</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Native trees and shrubs to be planted along the northern and western boundary.</u> <p><u>Site Specific Reports</u></p> <ul style="list-style-type: none"> - <u>Landscape Impact Assessment</u> - <u>Ecological Impact Assessment</u> <p><u>Geological Impact Assessment</u></p>		
	M317	200	WA2 <u>W2</u>	<p><u>Site Number W2</u></p> <p><u>Lacy Way, Lowfields</u></p>	Update

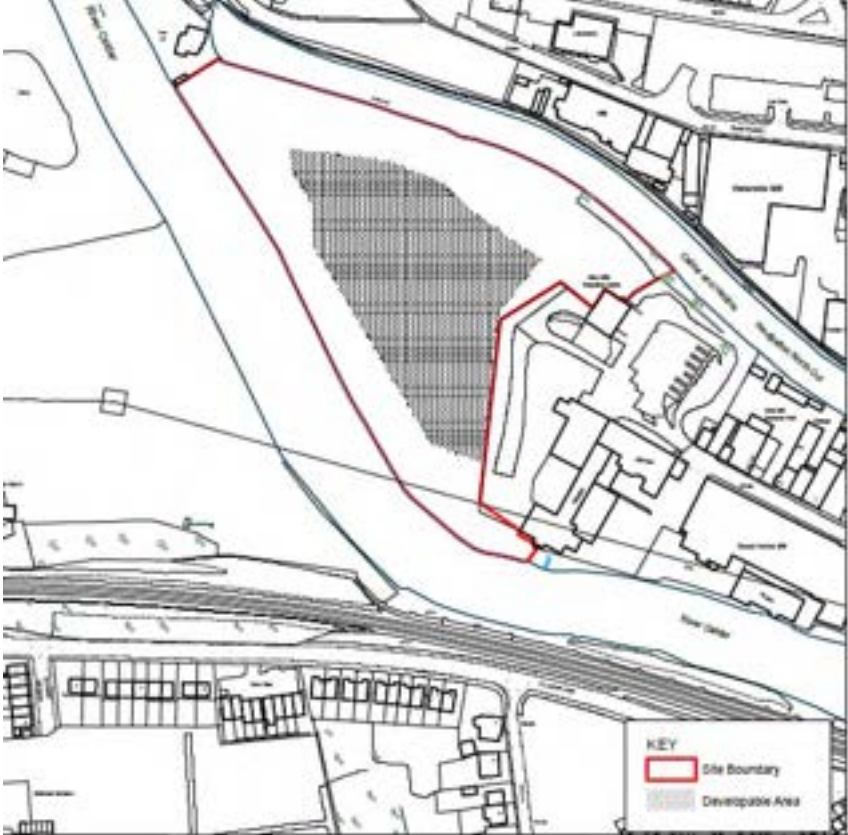
Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 ‘Site Allocations Supporting Information’

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
Page 310			 <p><u>Site Area:2.27ha</u></p> <p><u>Indicative Developable Site Area: 2.27ha</u></p> <p><u>Constraints</u></p> <ul style="list-style-type: none"> - <u>Potential land contamination</u> - <u>Multiple ownership</u> - <u>Overhead powerlines</u> - <u>Potential fluvial flood risk</u> 		

Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 ‘Site Allocations Supporting Information’

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			<p><i>Site Specific Considerations</i></p> <ul style="list-style-type: none"> - <i>- Possible provision of SuDS</i> - <i>Junction improvements</i> - <i>Possible land remediation</i> - 		
MM318	200	WA2 <u>W3</u>	<u>W3 Atlas Mill Road</u>	Update	See SA of site in CC131 (under previous site ref 436)

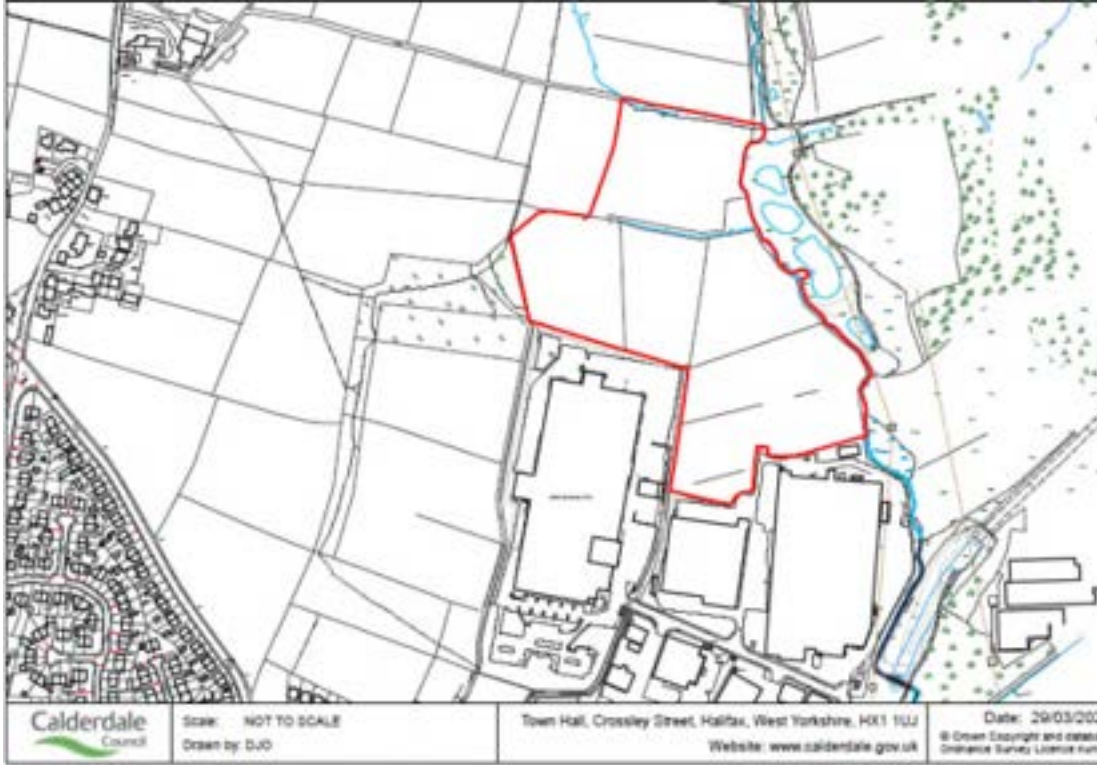
Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 ‘Site Allocations Supporting Information’

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
<p>Page 312</p>			 <p><i>Site Area: 2.08ha</i></p> <p><i>Indicative Developable Site Area: 0.8ha</i></p>		

Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 ‘Site Allocations Supporting Information’

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
Page 313			<p><u>Constraints</u></p> <ul style="list-style-type: none"> - <u>Local Wildlife site Calder and Hebble Navigation to the North of the Site</u> - <u>Flood Risk</u> - <u>Grade II Ganny Lock</u> - <u>Potential Contaminated Land</u> <p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Retention of existing Tree Belt surrounding developable area to mitigate Heritage Impact</u> - <u>Implement 10m buffer zone between developable area and the tree belt</u> - <u>Access Road is within Flood Risk Zone 3</u> <p><u>Reports</u></p> <ul style="list-style-type: none"> - <u>Flood Risk Assessment</u> - <u>Heritage Impact Assessment</u> - <u>Ecological Impact Assessment</u> - <u>Transport Assessment</u> - <u>Protected Species Survey</u> - <u>Contaminated land Survey</u> 		
MM319	200	WA2 <u>W4</u>	<u>Site W4 North of Holmfield Industrial Estate (part of New Employment Site LP1219)</u>	Update	See SA Site Assessment in Appendix 4C

Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 ‘Site Allocations Supporting Information’

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
Page 314			 <p><u>Site Area 6.85ha</u></p> <p><u>Indicative Developable Site Area: Site W4 is proposed as a New Employment Site, site ref LP1219. It is expected that a waste facility would only occupy part of the site, and not the entire site.</u></p>		

Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 ‘Site Allocations Supporting Information’

Modification Reference	Page	Para/Table/Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			<p><u>Site Specific Considerations</u></p> <ul style="list-style-type: none"> - <u>Comprehensive planning of design and layout required with other development sites</u> - <u>Possible provision of SuDS</u> - <u>Defence line of the water courses and flood resilience & resistance</u> - <u>Provide a minimum stand off from the Strines beck of 10m. Augment the habitat corridor by including flood water attenuation wetlands linked to the beck corridor with invert levels set to retain at least 100mm of water. Plant with rich fen habitat.</u> - <u>Site requires masterplanning in accordance with Policy IM7.</u> <p><u>Site W4 is proposed as a New Employment Site, site ref LP1219. It is expected that a waste facility would only occupy part of the site, and not the entire site.</u></p>		

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Cabinet Report Appendix 3

CALDERDALE LOCAL PLAN

SUSTAINABILITY APPRAISAL OF LOCAL PLAN MAIN MODIFICATIONS

SUSTAINABILITY APPRAISAL APPENDIX 4C – NEW SA REPORTS

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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**

Page 62



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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 6Summary **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 7Summary **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 8Summary **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 9Summary **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 10Summary **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 11Summary **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 12Summary **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 13Summary **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 14Summary **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	LP1372	Site Area	3.23	Eastings	403784
Property Name/Number	Kershaw Drive	Northings	425690		
Road/Street Name					
Locality	Luddenden Foot				
Town	Halifax				
Postcode					
Draft Plan Proposed Use	Filtered				
Settlement_Hierarchy	2741				
Local_Plan_Area	0				
Ward	Luddendenfoot Ward				

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

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

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	LP1567	Eastings	410623
Property Name/Number	Land to the North of Elland	Northings	422016
Road/Street Name			
Locality			
Town	Elland		
Postcode			
Draft Plan Proposed Use	New Housing Site		
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 pf 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	LP1590	Eastings	406594
Property Name/Number	Land adjacent to the Wells	Northings	425136
Road/Street Name	Stock Lane, Highroad Well		
Locality			
Town	Halifax		
Postcode	HX2 7QP		
Draft Plan Proposed Use	New Housing Site		
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	LP1602	Site Area	0.76	Eastings	405061
				Northings	420061
Property Name/Number	Barkisland Cross				
Road/Street Name	Jackson Lane				
Locality	Barkisland				
Town					
Postcode	HX4 0HE				
Draft Plan Proposed Use	New Housing Site				
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	LP1616	Eastings	411904
Property Name/Number	Land at Ainley Top	Northings	419530
Road/Street Name	South West of the Junction of the A643/		
Locality	Ainley Top		
Town	Elland		
Postcode			
Draft Plan Proposed Use	New Housing Site		
Ward	0		

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	LP1622	Site Area	8.38	Eastings	401046
Property Name/Number	Top Land			Northings	425472
Road/Street Name					
Locality	Cragg Vale				
Town	Hebden Bridge				
Postcode	HX7 5RW				
Draft Plan Proposed Use	New Employment Site				
Settlement_Hierarchy					
Local_Plan_Area					
Ward	Luddendenfoot Ward				

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	LP1625	Site Area	1.01	Eastings	408273
				Northings	420912
Property Name/Number	Land to the west of				
Road/Street Name	Silverdale Terrace				
Locality	Greetland				
Town	Elland				
Postcode	HX4 8NQ				
Draft Plan Proposed Use	New Housing Site				
Settlement_Hierarchy					
Local_Plan_Area					
Ward	Greetland and Stainland Ward				

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 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

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

Policy Title **Potential New Waste Facilities**

Policy Assessment Summary

OBJECTIVE 1 Summary

TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE

Impact is NA

OBJECTIVE 2 Summary

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

TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES

Impact is NA

OBJECTIVE 4 Summary

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

Impact is NA

OBJECTIVE 5 Summary

TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT

Impact is NA

OBJECTIVE 6 Summary

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

Impact is NA

OBJECTIVE 7 Summary

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

Impact is NA

OBJECTIVE 8 Summary

TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT

Impact is NA

OBJECTIVE 9 Summary

TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Impact is NA

OBJECTIVE 10Summary **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 11Summary **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 12Summary **NA****TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY**

Impact is NA

OBJECTIVE 13Summary **NA****TO ENSURE EFFICIENT USE OF LAND**

Impact is NA

OBJECTIVE 14Summary **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 15Summary **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 16Summary **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 17Summary **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 12Summary **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 13Summary **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 15Summary **Positive****TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL**

Positive impact as the waste facilities provide a range of employment opportunities

OBJECTIVE 16Summary **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 17Summary **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

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Cabinet Report Appendix 4

CALDERDALE LOCAL PLAN

Local Plan Main Modifications –

Habitats Regulations Assessment Statement

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Calderdale Metropolitan Borough Council

2022



Calderdale Local Plan Modifications Stage

Statement by Calderdale Council

Habitats Regulations Assessment (HRA)

At all relevant stages of the plan making process the Calderdale Draft Local Plan has been subject to Habitats Regulations Assessment. These stages include the Initial Draft Local Plan (2017), the Publication version of the Local Plan (2018) and the proposed Main Modifications to the Plan (2022). Further work was also undertaken to underpin two other key documents, 'Recreational Use and urban Edge Impacts' (CC36) and 'Habitats Regulations Assessment - Air Quality' (CC149) with a Statement of Common Ground agreed with Natural England in relation to this latter document. All documents published by the Council regarding Habitats Regulations Assessment are retained in the Examination Library.

The Council does not consider that the proposed Modifications to the Local Plan have any adverse implications for designated Natura 2000 sites (in Calderdale these are the South Pennine Moors Special Area of Conservation (SAC) and the South Pennine Moors Special Protection Areas (SPA) (Phase 2). Further details on these qualifying sites are provided in the earlier documents produced by the Council regarding Habits Regulations Assessment.

Substantive changes in relation to housing numbers and associated additional allocations, as documented in 'Housing Requirement Update and Potential Supply' (January 2020) (CC39), were accompanied by Habitats Regulations Assessment. Additionally, a number of housing allocations are to be removed from the Plan in the proposed modifications, thereby reducing any potential adverse effects on the SPA/SAC. Many of the modifications proposed to the Site Specific Considerations in Appendix 1 to the Plan (including those allocations published in CC39 seek to negate adverse environmental impacts with a number of additional measures included to prevent harm to the SPA/SAC.

In order to be as certain as possible that further Habitats Regulations Assessment is not required at this stage of the plan making process the Council sought Counsel opinion on this matter. The view of Counsel aligns with that of the Council. Therefore, the council does not consider that further Habitats Regulations Assessment is required at this Modifications Stage of the plan making process.

Calderdale MBC
Spatial Planning Team
28th June 2022

Cabinet Report Appendix 5

CALDERDALE LOCAL PLAN

SD01.1 Minor Modifications to the Publication version of the Local Plan (August 2018)

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Calderdale Metropolitan Borough Council

2022



CALDERDALE LOCAL PLAN

MINOR MODIFICATIONS TO SD01.1 THE PUBLICATION VERSION OF THE LOCAL PLAN (AUGUST 2018)

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Calderdale Metropolitan Borough Council
2022



Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason				
MIN1	21	Para. 2.71	Since the recent flooding in December 2015, †The Council adopted a <u>Local</u> Flood Risk <u>Management</u> Strategy <u>in June 2016</u> . It has been based on four principle objectives:	Correction				
MIN2	22	Para. 3.2	Calderdale Council and its partner public sector organisations are working together to ensure that: <i><u>“Calderdale is an attractive place where people are prosperous, healthy, and safe, supported by excellent services and a place where we value everyone being different and through our actions demonstrate that everyone matters”.</u></i> <i><u>“Calderdale is a place where you can realise your potential whoever you are. Whether your voice has been heard or unheard in the past. We aspire to be a place where talent and enterprise can thrive. A place defined by our innate kindness and resilience. Also, by how our people care for each other, are able to recover from setbacks and are full of hope”.</u></i> <i><u>“Calderdale will stand out, be known and be distinctive. We want it to be a great place to visit. More than anything, we want it to be a place to live a larger life”.</u></i>	Update				
MIN3	22	Para. 3.5	The Council has established a mission <u>plan</u> for the delivery of services and transformation of the Council. The outcome of this is that Calderdale will “be the best borough in the north”. Priorities for the next few years rest on three pillars as indicated in the table below: <u>Priorities for the next few years are outlined in the Council’s mission plan below:</u>	Update				
MIN4	22	Table 3.1	Table 3.1 Council Priorities for Action <table border="1"> <tr> <td>Council</td> <td>Grow the Economy</td> <td>Price Inequalities</td> <td>Modernise the Council</td> </tr> </table>	Council	Grow the Economy	Price Inequalities	Modernise the Council	Update
Council	Grow the Economy	Price Inequalities	Modernise the Council					

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change			Reason	
			<p>Priorities</p>	<ul style="list-style-type: none"> ● Gross Value Added; ● Jobs; ● Skills; ● Sustainability 	<ul style="list-style-type: none"> ● Equality/Social Cohesion; ● Financial Inclusion; ● Attainment Levels; ● Health Outcomes 	<ul style="list-style-type: none"> ● Productivity; ● New Technology; ● Our People 	
			<p><u>Table 3.1 Council Mission Plan</u></p>				

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
MIN5	25	Para 4.3For sustainable economic development, the Local Plan, needs to provide a framework to support growth and innovation, socially, the plan will need to reflect Calderdale's needs and support the population's, health and well being, whilst the environmental aspect of the Plan will seek to protect and enhance Calderdale's natural, built and historic environment.	Correction
MIN6	28	Para. 4.14	Strategic Objective 3: Economy and Enterprise "Create a resilient sustainable economy founded upon innovation and enterprise; building upon the exceptional character of Calderdale and our location within Leeds City Region and proximity to Manchester and <u>transitioning to a low carbon future</u> "	Update
MIN7	28	Para. 4.19	The NPPF recognises that green infrastructure can contribute to conserving and enhancing biodiversity and reducing flood risk and states that plan policies should aim to maintain, and enhance, restore or add to biodiversity conservation interests. <u>The NPPF recognises that green infrastructure can contribute to conserving and enhancing biodiversity and reducing flood risk and states that plan policies should minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.</u>	Update
MIN8	28	Para. 4.20	Other relevant documents/issues influencing Strategic Objective 5 include: <ul style="list-style-type: none"> • Sustainable Community Strategy 2011. • Open Space Update (Open Space Sport and Recreation Strategy, 2015). • Calderdale's Natural Heritage – A biodiversity Action Plan for Calderdale 2003-2010. • Leeds City Region Green Infrastructure Strategy 2010. 	Update
MIN9	29	Para. 4.25	Historic England have their own vision for Calderdale, <u>which the Council share</u> , that the unique quality of Calderdale's historic environment will be fully recognised and the potential contribution that it can make towards the economic well-being of the area, and to the wider recreational and educational needs of the community will be more fully exploited. Specifically:...	Clarification
MIN10	32	Strategic Objective 10	Strategic Objective 10: Waste "To plan for sufficient waste management facilities in sustainable locations, minimising transport impacts, and managing waste as a resource in order to minimise the amount sent to landfill <u>requiring disposal</u> "	Clarification

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
MIN11	41	Paras 6.10/6.11	<p>Delivery and Monitoring</p> <p>6.10 Housing completions in Calderdale are monitored on a quarterly basis through the Housing Land Availability database, and reported in the Authority Monitoring Report, <i>and will also be reported in any</i> the annual land supply position statements <i>the Council may publish</i>. The Housing Delivery Test assesses how local planning authorities are progressing in terms of meeting their housing requirements. will set out whether the housing needs of the Borough are being met, and if it is shown that the Council is not meeting the targets in the Housing Delivery Test delivering at least 95% of its housing requirement, then it will face the measures as set out in <i>the Government's</i> Planning Practice Guidance. Local Plan allocations will be monitored to assess whether judgements/decisions on their suitability, availability and achievability have changed <i>and</i> this monitoring will feed in to inform the five yearly reviews of the Local Plan., which has been a requirement of local planning authorities from 6 April 2018.</p> <p>6.11 The Council is content that the approach taken to calculating the amount of land required for the land allocations is appropriate taking into account the different sources of housing supply. The windfall allowance and discounting of planning permissions has been cautious. A significant amount of work has been undertaken with regards to the availability of all the site allocations. <i>Generally, and where the landowners have informed the Council that the sites is are unavailable, it has they have not been allocated. All but one of the allocations has been confirmed as available. There are also six other allocations where part of the site's availability is not known.</i> The vast majority of sites have been confirmed as available. The availability of only a small proportion is unknown, and these have been positioned in the later years in the trajectory as it is anticipated that these are likely to be picked up by the market given the housing need in the Borough.</p>	Clarification
MIN12	42	Para 6.17	The target is within a range presented in the Employment Land Study and is identified to provide the number of jobs for Calderdale anticipated through the implementation of the policies adopted by the Local Economic <i>Enterprise</i> Partnership (LEP) for the Leeds City Region. There is an ambitious programme of infrastructure improvements to be delivered in Calderdale through the West Yorkshire Plus Transport Fund programme. The number of jobs planned for is consistent with the assessment that takes into account the benefits of employment generated from planned schemes.	Correction
MIN13	42	Para 6.18 <u>6.19</u>	<p>Qualitative information of the demand for new employment indicates that there is a range in the size of industrial sites and premises required. There is a demand from micro businesses across the Borough for small units of up to 186m² (2000 ft²), from SMEs for units up to 930m² (10,000ft²), and also for larger premises of over 4,650m² (50,000ft²).</p> <p>There is also a need to acknowledge and take into account a number of qualitative factors. Due to the nature of the borough and the characteristics of existing and potential industrial and commercial premises and sites,</p>	Clarification

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			factors relating to the economy and local circumstances are also incorporated into the assessment of future requirement. For instance, evidence of the demand for new employment indicates that there is a range in the size of industrial sites and premises required. There is a demand from micro businesses across the Borough for small units of up to 186m ² (2000 ft ²), from SMEs for units up to 930m ² (10,000ft ²), and also for larger premises of over 4,650m ² (50,000ft ²).																					
MIN14	42	Para 6.19 <u>6.18</u>	<p>The quantitative assessment for the amount of new employment land required during the Plan period takes into account several factors including the amount of additional land needed to accommodate growth in employment, the need to replace existing employment land that is lost to other uses and the provision of additional land to provide a margin of flexibility to allow the market to respond to demand in the short term.</p> <p>Table 6.6 Requirement for New Employment Land</p> <table border="1"> <thead> <tr> <th></th> <th>Hectares</th> </tr> </thead> <tbody> <tr> <td>Additional Land (net) to accommodate growth in employment (2016-20320)</td> <td>26.38</td> </tr> <tr> <td>Replacement of existing land/premises lost from employment uses (2016-2032)</td> <td>37.47</td> </tr> <tr> <td>Provision of flexibility and choice</td> <td>8.70</td> </tr> <tr> <td>Total</td> <td>72.54</td> </tr> </tbody> </table> <p>The net requirement for new floorspace is indicated in the table below</p> <p>Table 6.7 Floor space requirement</p> <table border="1"> <thead> <tr> <th>B-use</th> <th>(m²) (net)</th> </tr> </thead> <tbody> <tr> <td>Offices (B1/b)</td> <td>30,062</td> </tr> <tr> <td>Manufacturing (B1c/B2)</td> <td>40,594</td> </tr> <tr> <td>Distribution (B8)</td> <td>116,039</td> </tr> <tr> <td>Total (net)</td> <td>105,507</td> </tr> </tbody> </table>		Hectares	Additional Land (net) to accommodate growth in employment (2016-20320)	26.38	Replacement of existing land/premises lost from employment uses (2016-2032)	37.47	Provision of flexibility and choice	8.70	Total	72.54	B-use	(m ²) (net)	Offices (B1/b)	30,062	Manufacturing (B1c/B2)	40,594	Distribution (B8)	116,039	Total (net)	105,507	Clarification
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MIN15	43	Para 6.21	<p>The starting point for the assessment of the future land requirement is the forecast of changes in the number of jobs in the Borough over the plan period. are the main factor in assessing the future land requirement.</p>	Clarification																				

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MIN16	43	Table 6.7	<p>Table 6.8–6.7 Job Growth (Full Time Equivalents) 2016-2032</p> <table border="1"> <thead> <tr> <th><u>Sector</u></th> <th><u>Jobs</u></th> </tr> </thead> <tbody> <tr> <td><u>Offices (E(qi/ii)B1/b)</u></td> <td><u>+2,043</u></td> </tr> <tr> <td><u>Manufacturing (E(qiii)/B2)</u></td> <td><u>-1,657</u></td> </tr> <tr> <td><u>Distribution (B8)</u></td> <td><u>+932</u></td> </tr> <tr> <td><u>Total 'Employment Use' B-class jobs (E(q), B2, B8)</u></td> <td><u>+1,318</u></td> </tr> <tr> <td><u>Non 'Employment Use' B-use class jobs</u></td> <td><u>6,977</u></td> </tr> <tr> <td><u>Jobs in all sectors</u></td> <td><u>8,295</u></td> </tr> </tbody> </table>	<u>Sector</u>	<u>Jobs</u>	<u>Offices (E(qi/ii)B1/b)</u>	<u>+2,043</u>	<u>Manufacturing (E(qiii)/B2)</u>	<u>-1,657</u>	<u>Distribution (B8)</u>	<u>+932</u>	<u>Total 'Employment Use' B-class jobs (E(q), B2, B8)</u>	<u>+1,318</u>	<u>Non 'Employment Use' B-use class jobs</u>	<u>6,977</u>	<u>Jobs in all sectors</u>	<u>8,295</u>	Update
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MIN17	44	Para 6.25	<p>Table 6.8 Job Growth (Full time equivalents) 2016 – 2032</p> <table border="1"> <thead> <tr> <th><u>Sector</u></th> <th><u>Jobs</u></th> </tr> </thead> <tbody> <tr> <td><u>Offices (B1/b)</u></td> <td><u>+2,043</u></td> </tr> <tr> <td><u>Manufacturing (B1c/B2)</u></td> <td><u>-1,657</u></td> </tr> <tr> <td><u>Distribution (B8)</u></td> <td><u>+932</u></td> </tr> <tr> <td><u>Total B-class jobs</u></td> <td><u>+1,318</u></td> </tr> <tr> <td><u>Non B-use class</u></td> <td><u>6,977</u></td> </tr> <tr> <td><u>Jobs in all sectors</u></td> <td><u>8,295</u></td> </tr> </tbody> </table>	<u>Sector</u>	<u>Jobs</u>	<u>Offices (B1/b)</u>	<u>+2,043</u>	<u>Manufacturing (B1c/B2)</u>	<u>-1,657</u>	<u>Distribution (B8)</u>	<u>+932</u>	<u>Total B-class jobs</u>	<u>+1,318</u>	<u>Non B-use class</u>	<u>6,977</u>	<u>Jobs in all sectors</u>	<u>8,295</u>	Clarification
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MIN18	45	Para 6.32	<p>The rate of future loss and nature of employment land which is developed for other non-employment uses, e.g. housing, leisure. The assessment of the land requirement includes an assumption that the trends in the rate of loss of existing land will continue (ie 2.3 ha per year, however this will be affected by the strength of the economy over the plan period).</p>	Update														
MIN19	45	Para 6.35	<p>Detailed site assessments of potential new sites identified 30 <u>28</u> sites of a minimum size of 0.25ha, comprising 84 <u>73</u> ha developable land (gross area of 97 <u>92</u> ha) that are allocated for employment use.</p>	Update														
MIN20	45	Para 6.36	<p>It has however been difficult to identify new land of any significant size, reflecting the topographical and environmental constraints of the Borough, and the majority of larger sites have been allocated previously. There are only 6 sites that are greater than 5ha in size. The site in Clifton which is a regional priority within the M62 corridor Enterprise Zone, is the only site greater than 10ha and will provide a third of the land requirement over the Plan period. Eleven <u>Twelve</u> of the 30 <u>28</u> sites are less than 1ha in size.</p>	Update														
MIN21	49	Box	<p><u>Filtered (Rejected) Sites</u> <i>A number of sites were considered for Employment, Mixed Use and Housing allocations for inclusion within the Local Plan and were subsequently rejected based on a number of filtering criteria. The sites have been assessed against the filtering criteria in the Site Allocations Methodology.</i></p>	Update														

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			https://www.calderdale.gov.uk/v2/residents/environment-planning-and-building/planning/planning-policy/evidence-base/site-allocations. The following chapters list those sites the Council intend to allocate, however, if you wish to comment on a Filtered (Rejected) Site, please use this box to do so.	
MIN22	74	Para 10.18	The EU Water Framework Directive requires that all inland waters reach at least 'good' chemical and ecological status by 2015. This target has been updated by the Humber River Basin Management Plan, 2015 which now requires that all water bodies meet good or, for heavily modified water bodies and artificial water bodies, good ecological potential and good surface water chemical status by 2021. <u>The Humber River Basin Management Plan requires that all water bodies meet good or, for heavily modified water bodies and artificial water bodies, good ecological potential and good surface water chemical status by 2027.</u> In reaching this target, it is important that no deterioration to the current quality status of water bodies occurs in terms of their water quality, ecological quality and geomorphological quality. The Environment Agency is responsible for the management plan's implementation, working with relevant partners including the water industry and Local Authorities.	Update
MIN23	76	Table 10.3	100% of water bodies meet good status or, for heavily modified water bodies and artificial water bodies, good ecological potential and good surface water chemical status by 2021 <u>2027</u> (Humber River Basin Management Plan)	Update
MIN24	77	Table 10.4	100% of water bodies meet good status or, for heavily modified water bodies and artificial water bodies, good ecological potential and good surface water chemical status by 2021 <u>2027</u> (Humber River Basin Management Plan)	Update
MIN25	90	Para 13.3	In being largely constrained by the hilly nature of the Borough, the transport network is quite simple as compared to other population centres in the West Yorkshire region. There are two main east/west highway corridors: the M62 and A58/A646; and two north /south corridors (A629 and A641).The M62 runs along the southern boundary of the Borough where it meets Kirklees. Confined by the steep sides of the Calder Valley, the A58/A646 forms the key east /west highway artery of the of the local highway network. Through the western part of the Borough this route is paralleled by the Calder Valley railway line which branches at Todmorden with arms heading towards Burnley/Preston and Manchester. East of Sowerby Bridge the Calder Valley line splits with links running through Halifax/Bradford and to Brighouse/Leeds with a further arm towards Huddersfield. Running north to south, both the A629 and A641 corridors are also critical routes of the local highway network, most particularly because of their links to the M62 corridor. In providing walking and cycling routes the emerging network of Greenways are also critical to the transport network of the Borough (<i>see Map 13.1</i>). The Hebble trail and Rochdale Canal Towpath are examples that have long been established as important walking routes but both, as well as a range of other routes, are of increasing focus for investment to provide improved active travel connectivity in the borough.	Clarification

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
MIN26	108	Para 14.4	<p>The Council's Economic and Business Strategy(19) identifies key sectors for growth in the Borough</p> <ul style="list-style-type: none"> • Creative and digital industries • Financial and business services • Advanced manufacturing and engineering • Green businesses 	Update
MIN27	108	Para 14.5	<p>The employment policies in Local Plan <u>support and will contribute to delivering the Council's Vision 2024, specifically within the 'Talented and Enterprising' theme.</u></p> <p><u>The Covid-19 pandemic has hastened some pre-existing trends facing all economies, shone a light on, and widened inequality. The Council's Inclusive Economic Recovery Plan¹ sets out the vision, opportunities, objectives and priority actions for recovery. It focuses on one main strategic aim:</u></p> <p><u>'To grow our business base and build business resilience so that talent and enterprise can thrive'.</u></p> <p><u>Recovery is organised around three priority areas for action and resetting the Calderdale economy</u></p> <ol style="list-style-type: none"> 1) <u>reduce inequalities and address local poverty</u> 2) <u>develop sustainable towns</u> 3) <u>act on the climate emergency.</u> <p>encapsulate one of the Council's three key objectives in its ambition to 'Be the best Borough in the North', which is to 'Grow the Economy: Increasing GVA, jobs and skills level sustainably'.</p> <p>The vision of a strong and resilient economy will be achieved by "retaining and creating sustainable jobs, investing in skills to create a higher skilled workforce, raising employer demand for higher level skills and moving economically active people towards or into the labour market(20) Six themes for a focus of action are presented in the Business and Economy Strategy:</p> <ul style="list-style-type: none"> • Key account management • Site unlocking • Enterprise culture • Employability • Financial resilience • Marketing Calderdale 	Update

¹ https://www.calderdale.gov.uk/nweb/COUNCIL.minutes_pkg.view_doc?p_Type=AR&p_ID=79144

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason						
MIN28	108	Para 14.7	Calderdale is part of the Leeds City Region and a member of the Local Economic <i>Enterprise</i> Partnership (LEP), but also has links to Greater Manchester and Districts in east Lancashire. The Leeds City Region LEP is a strategic driver of growth in the Region and plans for growth are set out in the Strategic Economic Plan (SEP 2016). Businesses and residents in Calderdale will see benefits from the designation of the Region's second Enterprise Zone (EZ), as one of the largest of the nine sites within the M62 corridor EZ is located in the Borough. Halifax is designated as one of the LEP Spatial Priority Areas where investment will be prioritised to maximise the economic, housing and regeneration growth within the Region.	Correction						
MIN29	112	Para 15.4	Our town centres should therefore be supported in every possible way to help them thrive, to enable the retention of expenditure locally and to increase footfall both day and night. The Local Plan must ensure that Calderdale's centres remain vibrant and dynamic places to visit, through the period of the Plan and beyond. With this in mind, the following suite of policies will apply: <ul style="list-style-type: none"> • Calderdale Retail Hierarchy and Town Centre Uses; • <i>Primary Shopping Areas and</i> Shopping Frontages; • Sequential Test and Retail Impact Assessments; • General Town Centre Principles; • Cultural and Leisure Provision; and • Residential Use in Town Centres 	Update						
MIN30	116	Para 15.11	Local Plan policy needs to reflect the NPPF in requiring that the sequential approach to site selection is followed. Where proposed developments for main town centre uses are being considered for sites that are not in an existing centre or not in accordance with an allocation within the plan, there is a policy requirement that applications for main town centre uses be located <i>firstly</i> in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. If the proposal is not located within a town centre an impact assessment will be required.	Clarification						
MIN31	124	Table 16.1	<table border="1"> <tbody> <tr> <td>Outcomes</td> <td>Planning permissions for non-allocated sites accord with the criteria in the Policy</td> </tr> <tr> <td>Indicators</td> <td>Contribution of non-allocated sites to housing supply Proportion and number of sites that are windfalls</td> </tr> <tr> <td>Targets</td> <td>None specifically (although non-allocated sites along with other sites will contribute to a windfall allowance)</td> </tr> </tbody> </table>	Outcomes	Planning permissions for non-allocated sites accord with the criteria in the Policy	Indicators	Contribution of non-allocated sites to housing supply Proportion and number of sites that are windfalls	Targets	None specifically (although non-allocated sites along with other sites will contribute to a windfall allowance)	Correction
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MIN32	125	Para 16.9	The NPPF requires Local Plans <i>aims</i> to deliver a wide choice of high quality homes and create sustainable, inclusive and mixed communities. In order to achieve this, local planning authorities should amongst other things, <i>It is therefore important to</i> plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community- <u>and</u> They should also identify the size, type, tenure and range of housing that is required.	Update
MIN33	131	Para 16.43	PPG states that market signals should be used to assess housing affordability across all tenures. In order to ensure that residential developments proceed it is essential that any affordable housing requirement takes into account the overall viability of the development.	Update
MIN34	140	Para. 17.18	3. Sustainability – at the heart of sustainable design and construction is the aspiration of creating buildings that meet the needs of building users and the wider community whilst avoiding or reducing the harmful impacts associated with the construction and operation of the building. The need to facilitate the transition to a low carbon future in a changing climate is cited as a core principle of the NPPF, <u>including through the location, orientation and design of development.</u>	Clarification
MIN35	141	17.27	In addition to design review, a number of design tools are available to help evolve and assess the design elements of proposed new developments as listed below. <i>General Design Guidance</i> <ul style="list-style-type: none"> • National Planning Practice Guidance: Design; • National Planning Policy Framework: Requiring Good Design; • <u>Building for a Healthy Life</u> • <u>Living with Beauty</u> • <u>National Planning Policy Framework: Climate Change;</u> • <u>National Design Guide</u> • <u>National Model Design Code</u> <i>Homes and Neighbourhood</i> <ul style="list-style-type: none"> • Technical Housing Standards Review (2015); • <u>Evolving Future Homes Standard (to be fully implemented by 2025)</u> • Building for Life 12; • Making Places: The Quality Design Guide; • Secured by Design: New Homes 2014; 	Clarification

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p><i>Public Realm</i></p> <ul style="list-style-type: none"> • Manual for Streets; • Street Design for All; <p><i>Transport</i></p> <ul style="list-style-type: none"> • Planning for Public Transport in Developments; • Bus Stop Toolkit; <p><i>New Buildings</i></p> <ul style="list-style-type: none"> • Design Quality Indicators; • BREEAM (BRE Environmental Assessment Method); • Home Quality Mark; • Secured by Design: Commercial Developments 2015; 	
MIN36	145	Para. 17.45	Proposals should take account of the Hierarchy of Road Users and guidance in Manual for Streets (2007) and Street Design for All (2014). A Street Design Guide is also being prepared as part of the Calderdale Transport Strategy. This will provide detailed guidance on residential, commercial and mixed use streets with advice <u>and the National Design Guide</u> . There will also be detailed guidance on street design in the <u>Placemaking Supplementary Planning Document</u> . These documents provide guidance on how to balance the place and movement functions of our roads. The Council is also rolling out 20mph Zones across the Borough. New development should take account of the need to manage traffic flow and reduce speeds in order to improve safety.	Update
MIN37	151	Table 18.1	Bellevue Belle Vue & Sir Frances Francis Crossley's Almshouses	Correction
MIN38	152	Policy HE1	<p>The Historic Environment</p> <p>Development proposals should conserve, and where appropriate, enhance, the historic environment especially those elements that <i>which</i> make a particularly important contribution to the identity, sense of place and local distinctiveness of Calderdale. These include:</p> <ul style="list-style-type: none"> • Calderdale's textile/industrial heritage and landscapes; • Yeoman Houses <i>of the 16th and 17th centuries</i>; • Non-conformist chapels and graveyards; • Historic farmsteads and barns; and • Civic buildings. 	Correction

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<p>Applications for development which are likely to affect the significance of a heritage asset (whether designated or not), <i>including its setting</i>, will be required to include an appropriate understanding of the significance of the assets affected. Where it is necessary to understand the impact of the proposals upon the heritage asset, this should also be accompanied by a Heritage Impact Assessment or, in the case of archaeological remains, an appropriate archaeological assessment.</p> <p>Development proposals will be expected to conserve heritage assets in a manner appropriate to their significance. Harm to a designated heritage asset (or a Class II archaeological site) will only be permitted where this is outweighed by the public benefits of the proposal. Substantial harm <i>to</i> or <i>the</i> total loss to <i>of</i> the significance of <i>the most important</i> a designated heritage assets (or a Class II archaeological site) will only be permitted in <i>wholly</i> exceptional circumstances where there is a clearly defined <i>significant</i> public benefit which outweighs the harm.</p> <p><i>Proposals affecting a Class III archaeological site should conserve those elements which contribute to its significance in line with the importance of the remains. In those cases where development affecting such any archaeological sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified or achievable, the developer will be required to make adequate provision for the archaeological site's satisfactory recording, and analysing, reporting, the remains, interpretation of the results gained, public dissemination of the results, and deposition of the resulting archive with an appropriate museum or archive service.</i></p> <p>Proposals affecting a conservation area or its setting should preserve or enhance those elements that contribute to its significance particularly those buildings, spaces or structures making a positive contribution to its character. Regard should be given to Conservation Area Character Appraisals where one exists. Support will be given to development proposals which will help to provide a sustainable future for a heritage asset at risk, providing that other elements of this Policy are complied with.</p> <p>Proposals affecting a Class III archaeological site should conserve those elements which contribute to its significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for recording and analysing the remains, interpretation of the results gained, public dissemination of the results, and deposition of the resulting archive with an appropriate museum or archive service.</p> <p>Proposals that are within or likely to affect the setting of a locally-important Historic Park and Garden will be expected to: ensure that development does not detract from the enjoyment, layout, design, character, appearance or setting of the Park or Garden, key views out from the Park, or prejudice its future restoration.</p>	

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MIN39	158	Table 20.1	100% of surface water and groundwater bodies within the defined river basin district reach the best status possible for that water body by 2021 <u>2027</u> (Humber River Basin Management Plan).	Update
MIN40	160	Para 20.8	The EU Water Framework Directive and Humber River Basin Management Plan requires that all surface water and groundwater bodies within the defined river basin district must reach the best status or potential possible for that water body by 2021 <u>2027</u> .	Update
MIN41	162	Table 20.3	100% of surface water and groundwater bodies within the defined river basin district reach the best status possible for that water body by 2021 <u>2027</u> (Humber River Basin Management Plan).	Update
MIN42	164	Table 20.4	100% of surface water and groundwater bodies within the defined river basin district reach the best status possible for that water body by 2021 <u>2027</u> (Humber River Basin Management Plan).	Update
MIN43	168	Para 20.21	<u>Table 20.8: Calderdale Open Space, Sport and Recreation Standards</u>	Clarification
MIN44	169	Para 20.23	The National Planning Policy Framework 2012 (NPPF) introduced the concept of Local Green Spaces. Paragraph 76 of the document states that local communities should be given the opportunity to identify green areas of particular importance to them through local and neighbourhood plans. Paragraph 76 reads as follows: <i>The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.</i>	Update
MIN45	169	Para 20.24	Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period’.	Update
MIN46	169	Para 20.25	Paragraph 77 of the NPPF states that the Local Green Space designation would not be appropriate for most green areas. It sets out the following criteria for designating Local Green Spaces:	Update
MIN47	169	Para 20.26	‘The Local Green space designation will not be appropriate for most green areas or open space. The designation should only be used:	Update

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
			<ul style="list-style-type: none"> • Where the green space is in reasonably close proximity to the community it serves; • Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and • Where the green area concerned is local in character and is not an extensive tract of land. <p><i>The Local Green Space designation should only be used where the green space is:</i></p> <ul style="list-style-type: none"> • <i>in reasonably close proximity to the community it serves;</i> • <i>demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</i> • <i>local in character and is not an extensive tract of land.</i> 	
MIN48	169	Para 20.27	<p>Paragraph 78 of the NPPF states that the protection given to Local Green Spaces should be in line with that given to Green Belt land.</p> <p><u>Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</u></p>	Update
MIN49	169	Table 20.8	Table 20.8 20.9 Proposed Local Green Space	

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Cabinet Report Appendix 6

CALDERDALE LOCAL PLAN

**SD01.2 Minor Modifications to the Publication version of the Local Plan
Appendix 1 'Sites Allocations Supporting Information' (August 2018)**

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Calderdale Metropolitan Borough Council

2022



Appendix 6

CALDERDALE LOCAL PLAN

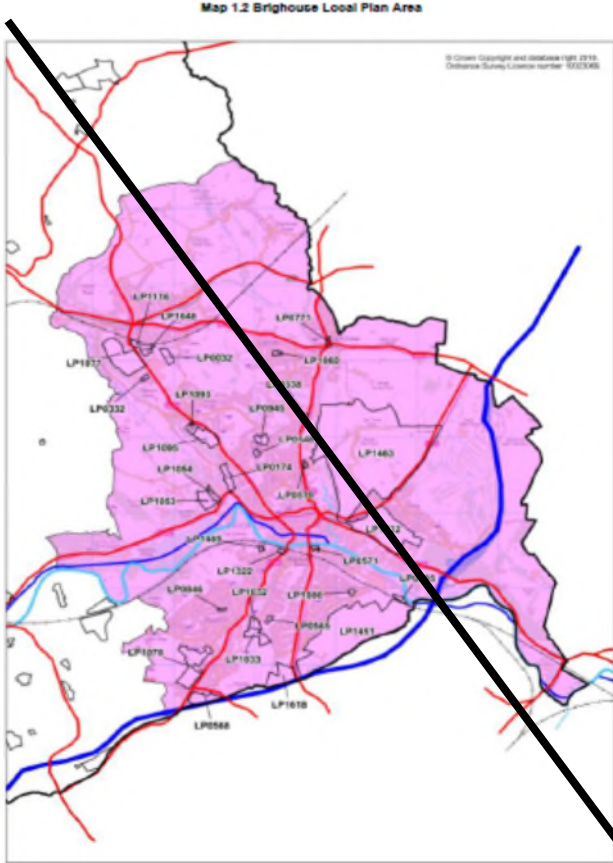
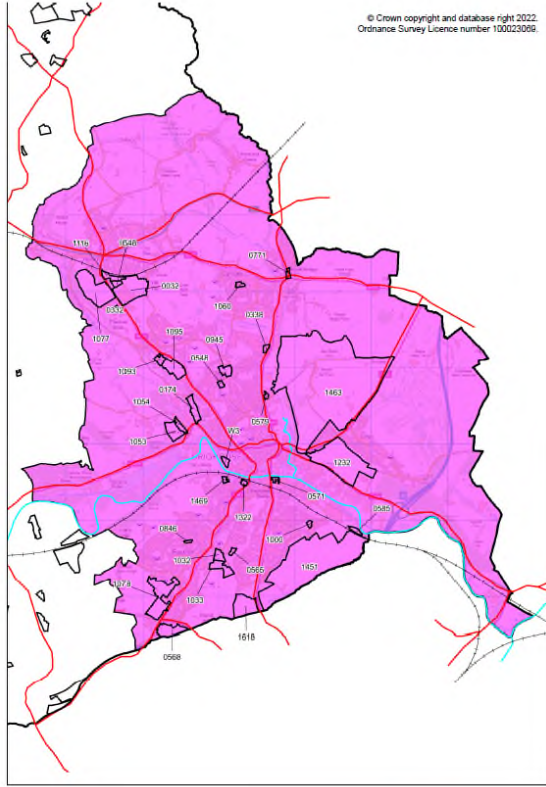
**MINOR MODIFICATIONS TO SD01.2 THE PUBLICATION VERSION OF
THE LOCAL PLAN (AUGUST 2018)**

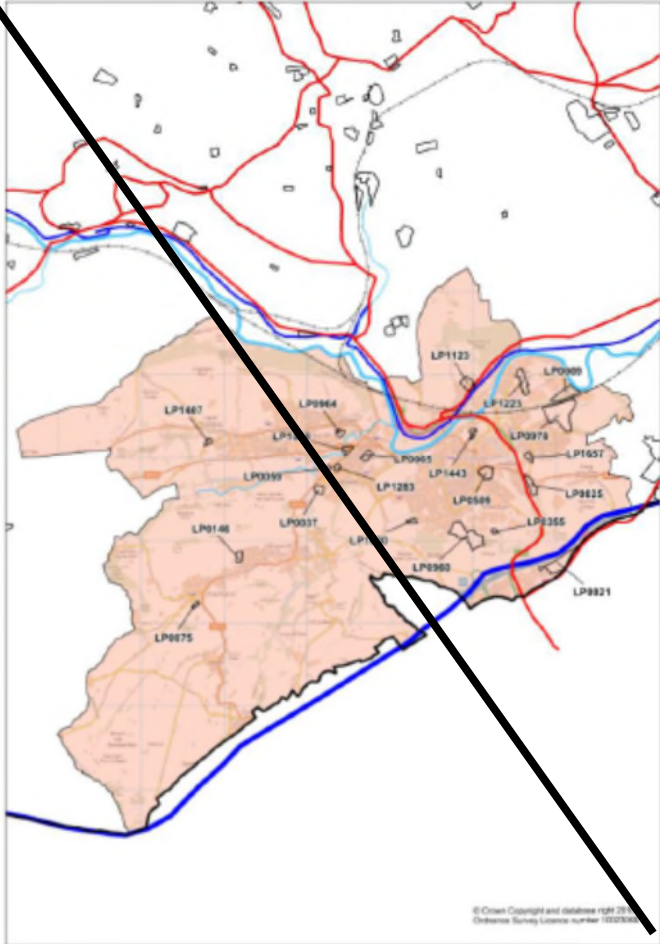
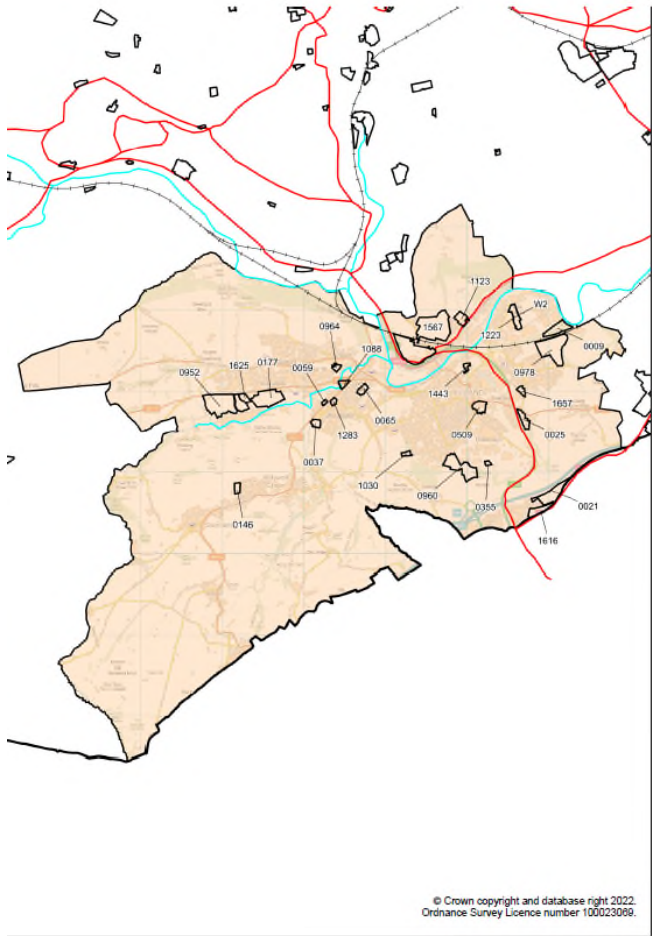
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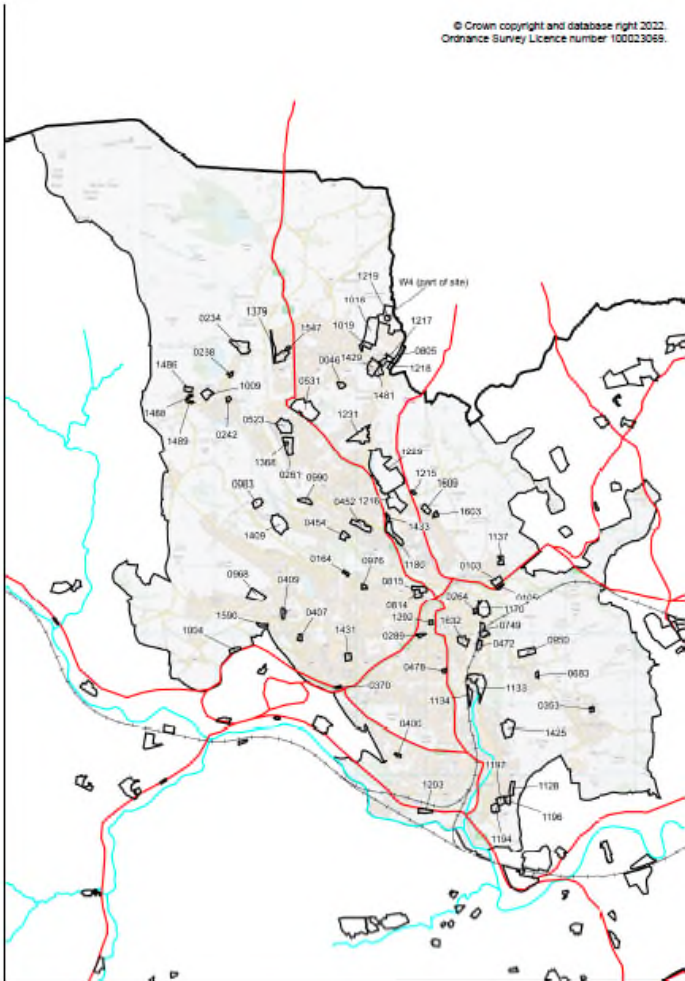
Calderdale Metropolitan Borough Council


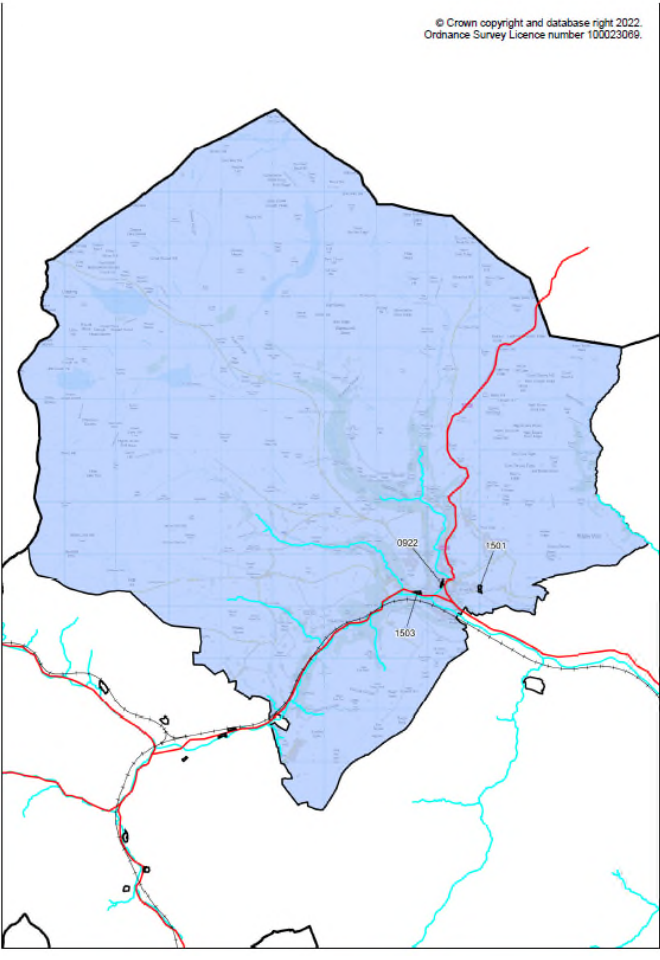
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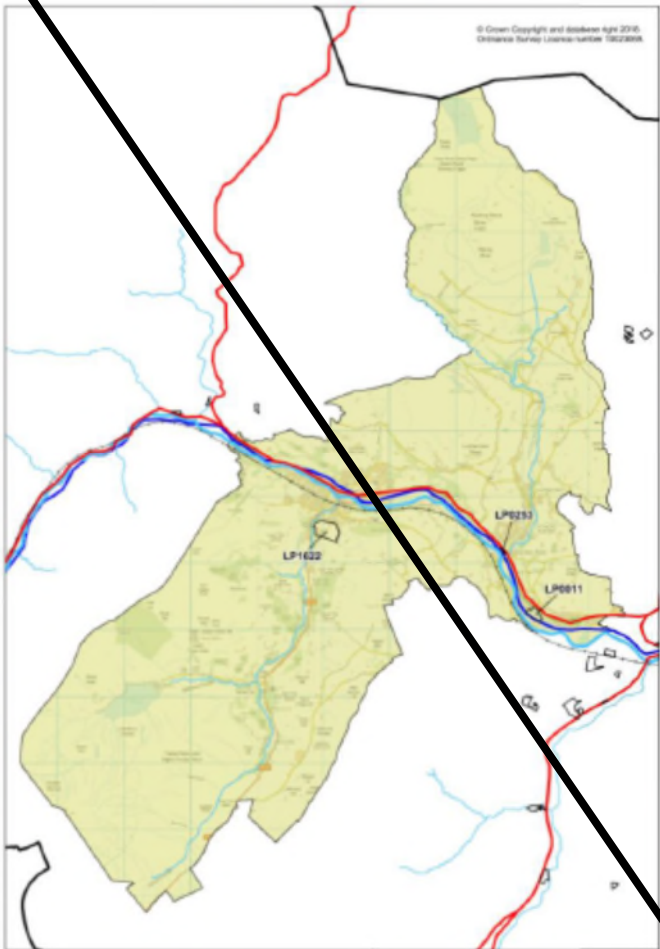
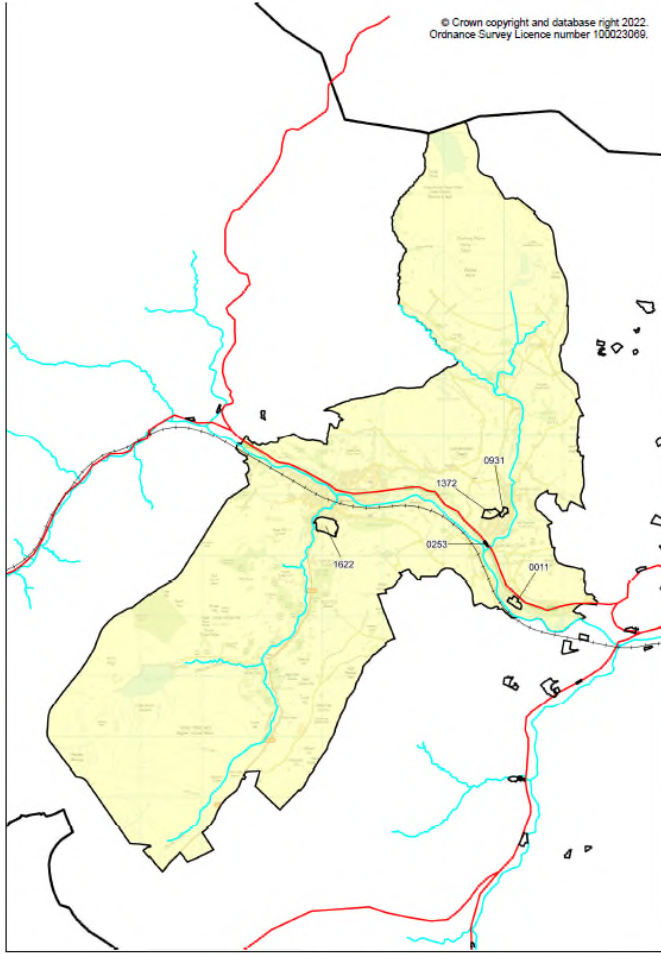



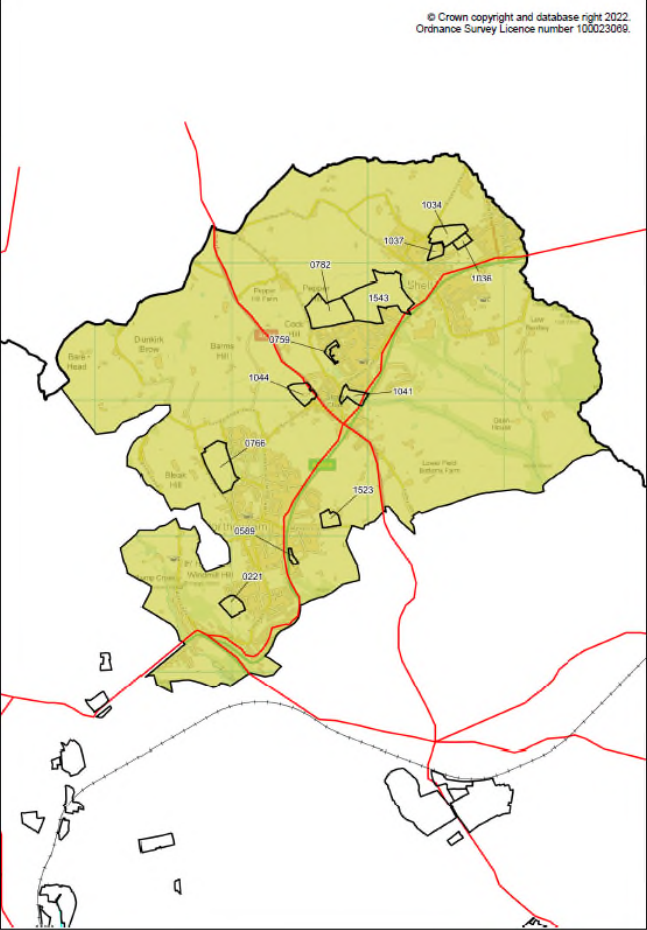
Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
MIN50	3	<p>Map 1.2</p>  <p>Map 1.2 Brighouse Local Plan Area</p> <p>© Crown Copyright and database right 2019. Ordnance Survey Licence number 100023095.</p>	<p>Map redrawn to reflect Site Allocation changes</p>  <p>© Crown copyright and database right 2022. Ordnance Survey Licence number 100023095.</p>	Update

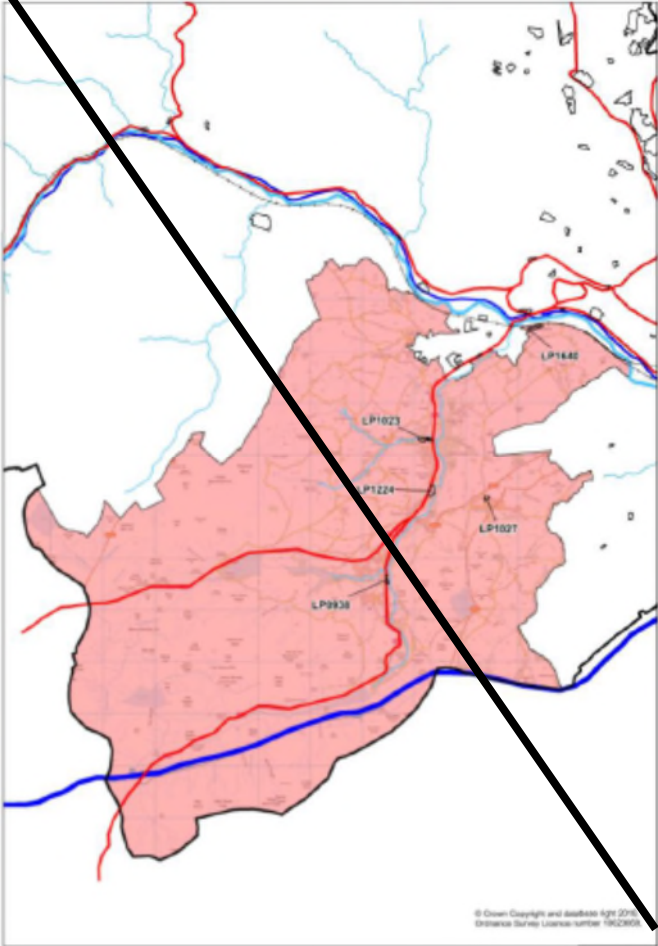
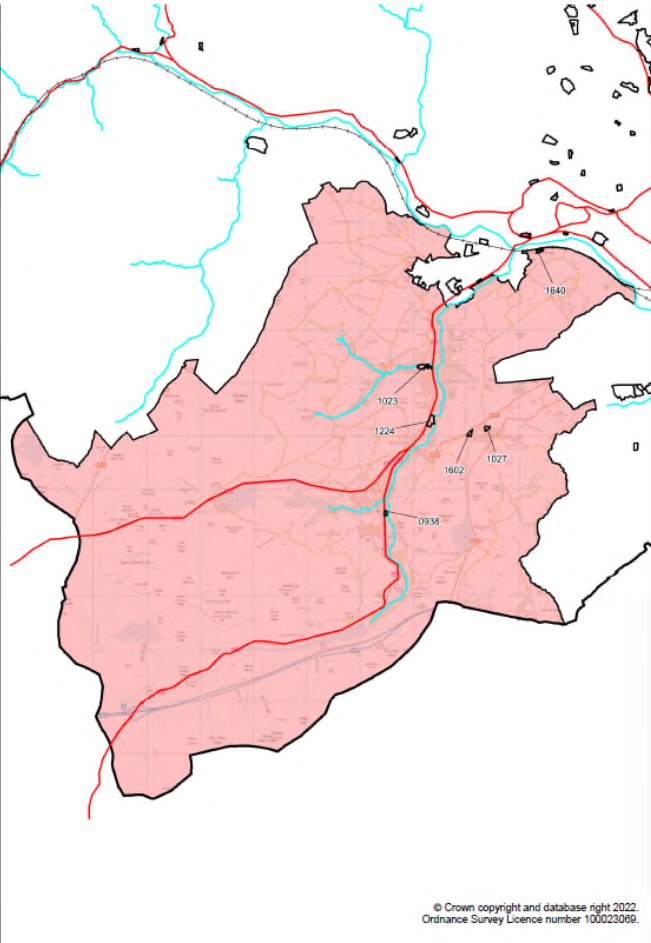
Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
MIN51	4	Map 1.3  A map of the Elland Local Plan Area showing various land parcels outlined in black. The map is overlaid with a network of red lines representing roads and blue lines representing watercourses. Several parcels are labeled with alphanumeric codes such as LP1467, LP9964, LP1123, LP0909, LP0978, LP1223, LP0905, LP1443, LP1637, LP0959, LP1283, LP1443, LP0586, LP9825, LP0146, LP0037, LP1335, LP0900, LP0921, and LP0675. A large black diagonal line is drawn across the entire map area. At the bottom right, there is a small copyright notice: "© Crown Copyright and database right 2012. Ordnance Survey Licence number 100023009". <small>© Crown Copyright and database right 2012. Ordnance Survey Licence number 100023009.</small>	Map redrawn to reflect Site Allocation changes  A redrawn version of the map from the previous cell, showing the same land parcels and road network. However, the watercourses are now highlighted in a light blue/cyan color. The parcel labels are the same as in the previous map. At the bottom right, there is a small copyright notice: "© Crown copyright and database right 2022. Ordnance Survey Licence number 100023009". <small>© Crown copyright and database right 2022. Ordnance Survey Licence number 100023009.</small>	Update

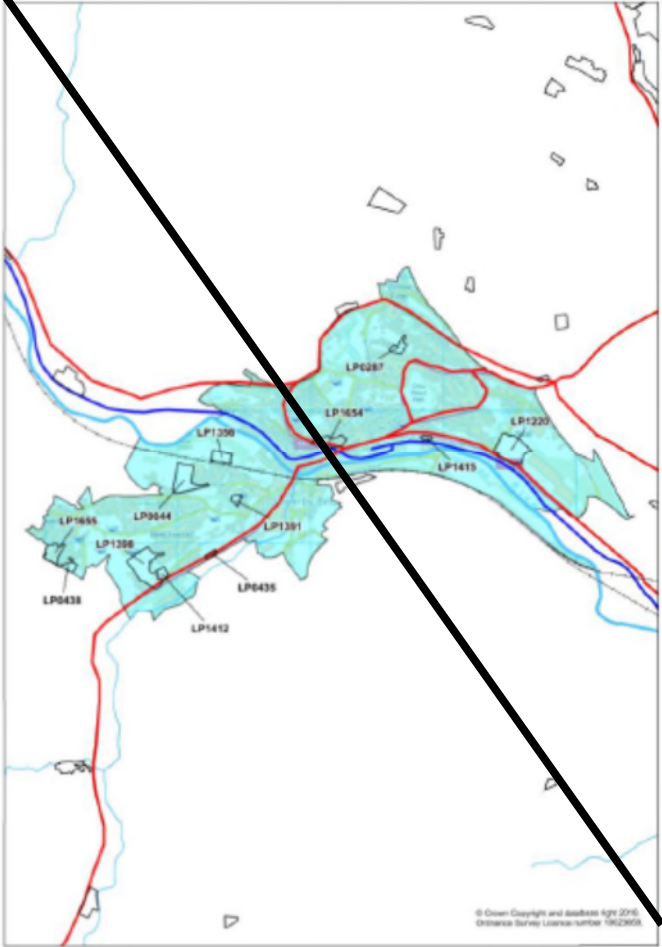
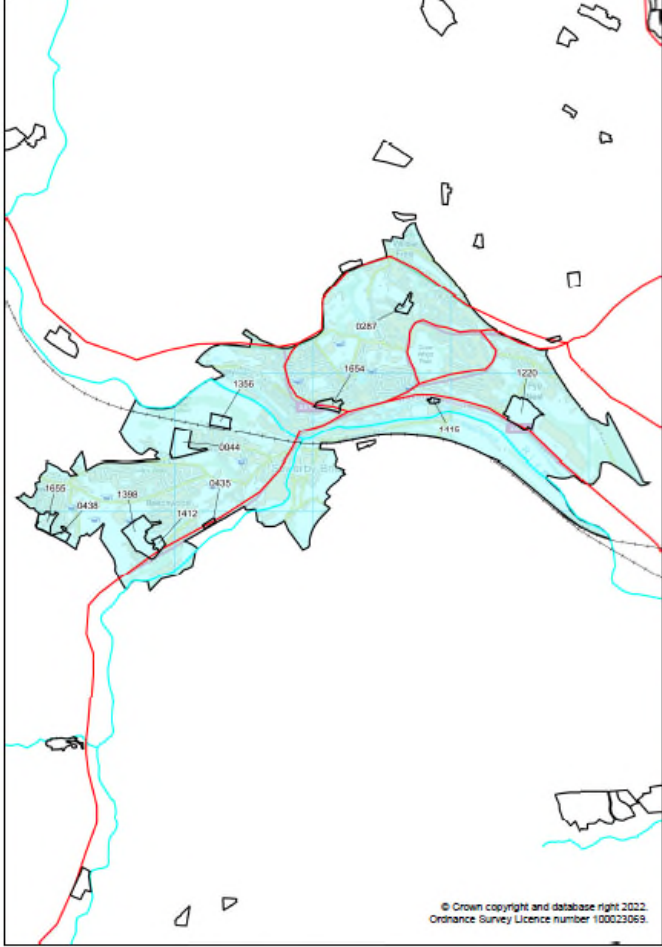
Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
MIN52	5	<p>Map 1.4</p>  <p>Map 1.4 Halifax Local Plan Area</p> <p>© Crown Copyright and database right 2016. Ordnance Survey Licence number 100023069.</p>	<p>Map redrawn to reflect Site Allocation changes</p>  <p>© Crown copyright and database right 2022. Ordnance Survey Licence number 100023069.</p>	Update

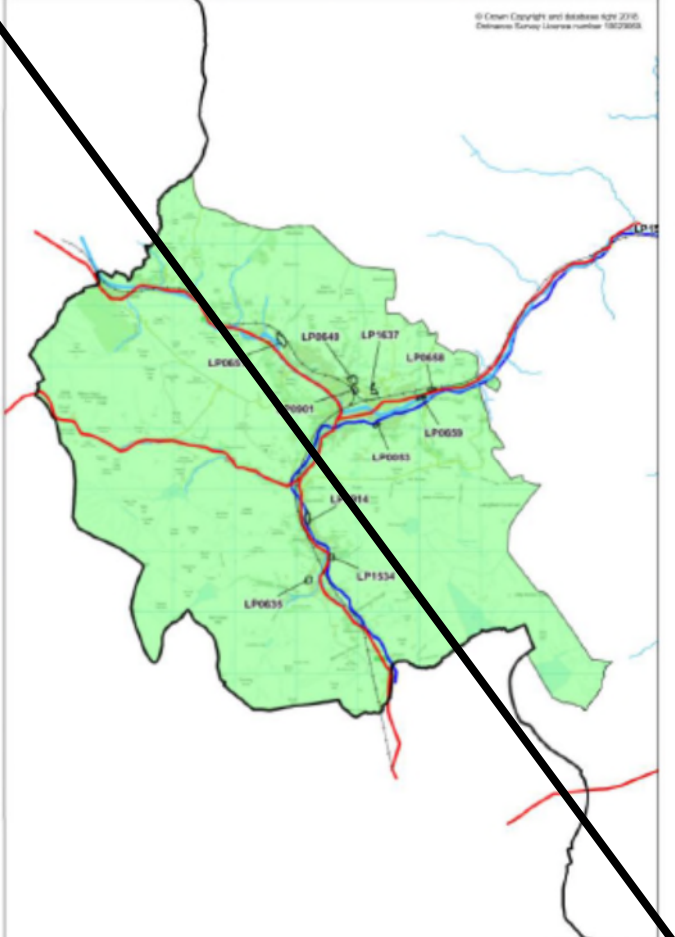
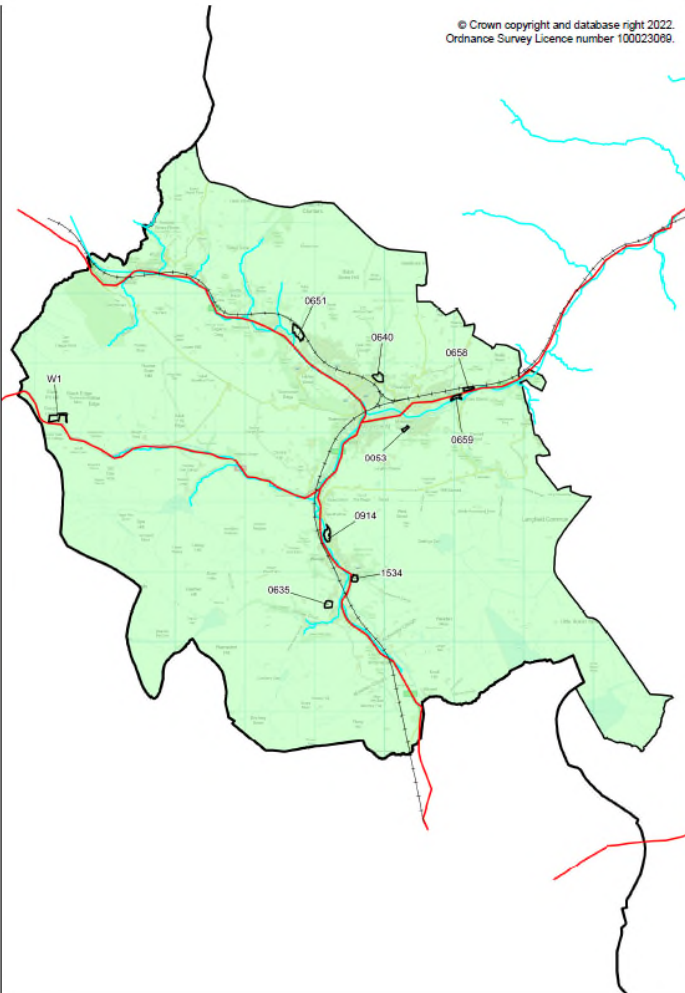
Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
MIN53	6	<p>Map 1.5</p> <p style="text-align: center;">Map 1.5 Hebden Bridge Local Plan Area</p>  <p>© Crown Copyright and database right 2016. Ordnance Survey Licence number 100023089.</p>	<p>Map redrawn to reflect Site Allocation changes</p>  <p>© Crown copyright and database right 2022. Ordnance Survey Licence number 100023089.</p>	Update

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
MIN54	7	<p>Map 1.6</p> 	<p>Map redrawn to reflect site Allocation changes</p> 	Update

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
MIN55	8	<p>Map 1.7</p> <p style="text-align: center;">Map 1.7 Northwram & Shelf Local Plan Area</p>  <p style="font-size: small; text-align: right;">© Crown Copyright and database right 2016. Ordnance Survey Licence number 10023069.</p>	<p>Map redrawn to reflect site Allocation changes</p>  <p style="font-size: small; text-align: right;">© Crown copyright and database right 2022. Ordnance Survey Licence number 100023069.</p>	Update

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
MIN56	9	<p>Map 1.8</p> <p style="text-align: center;">Map 1.8 Ripponden Local Plan Area</p>  <p style="text-align: right; font-size: small;">© Crown Copyright and database right 2010 Ordnance Survey Licence number 100023069</p>	<p>Map redrawn to reflect site Allocation changes</p>  <p style="text-align: right; font-size: small;">© Crown copyright and database right 2022. Ordnance Survey Licence number 100023069.</p>	Update

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
MIN57	10	<p>Map 1.9</p> 	<p>Map redrawn to reflect site Allocation changes</p> 	Update

Modification Reference	Page	Box/ Para/ Policy/ Table	Tracked Change	Reason
MIN58	11	<p>Map 1.10</p> <p style="text-align: center;">Map 1.10 Todmorden Local Plan Area</p>  <p>© Crown Copyright and Database Right 2010. Ordnance Survey Licence number 100023089.</p>	<p>Map redrawn to reflect site Allocation changes</p>  <p>© Crown copyright and database right 2022. Ordnance Survey Licence number 100023089.</p>	Update

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Cabinet Report Appendix 7

CALDERDALE LOCAL PLAN

CHANGES TO THE LOCAL PLAN POLICIES MAP SD02

RESULTING FROM MAIN MODIFICATIONS TO SD01.1 & SD01.2

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Calderdale Metropolitan Borough Council

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CALDERDALE LOCAL PLAN

CHANGES TO THE LOCAL PLAN POLICIES MAP SD02 RESULTING FROM MAIN MODIFICATIONS TO SD01.1 & SD01.2

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Calderdale Metropolitan Borough Council

2022



This document shows the changes to the Policies Map arising from the Main Modifications to SD01.1 and SD01.2.

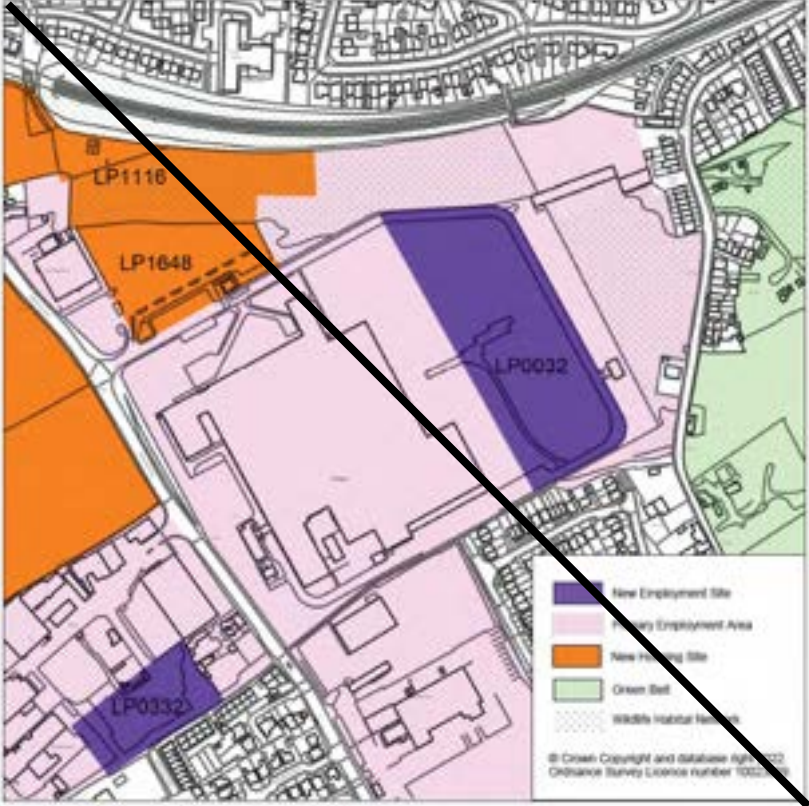
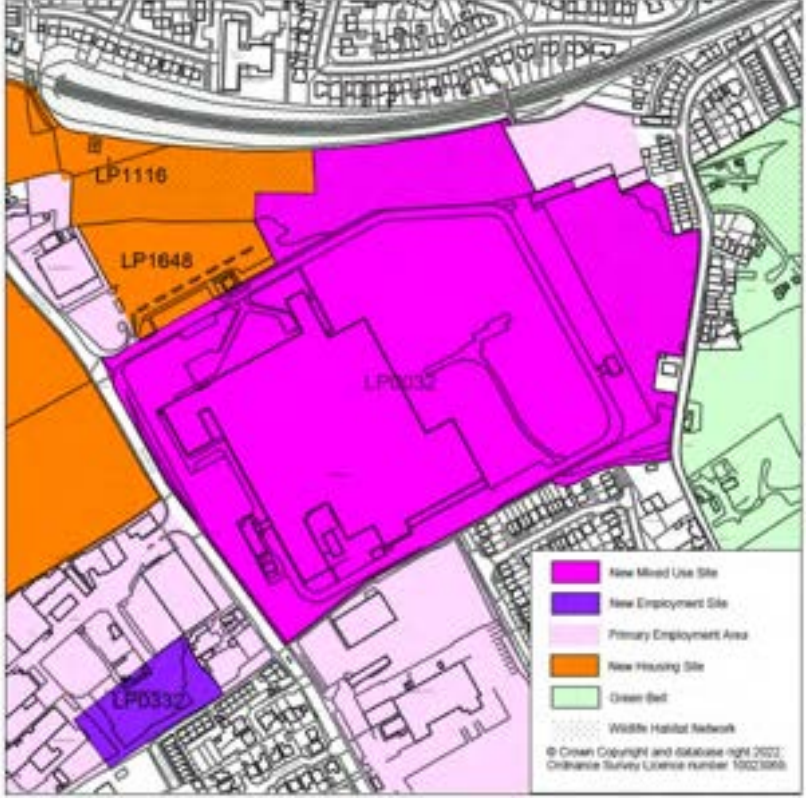
The document is structured by Local Plan Area, followed by any modifications which result in changes to designations affecting more than one Local Plan Area.

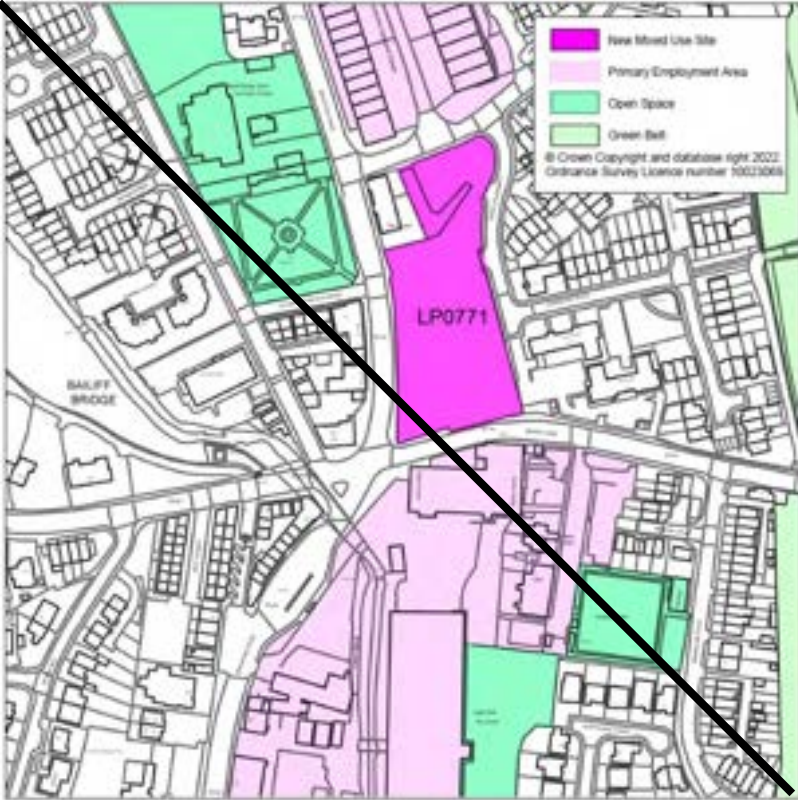
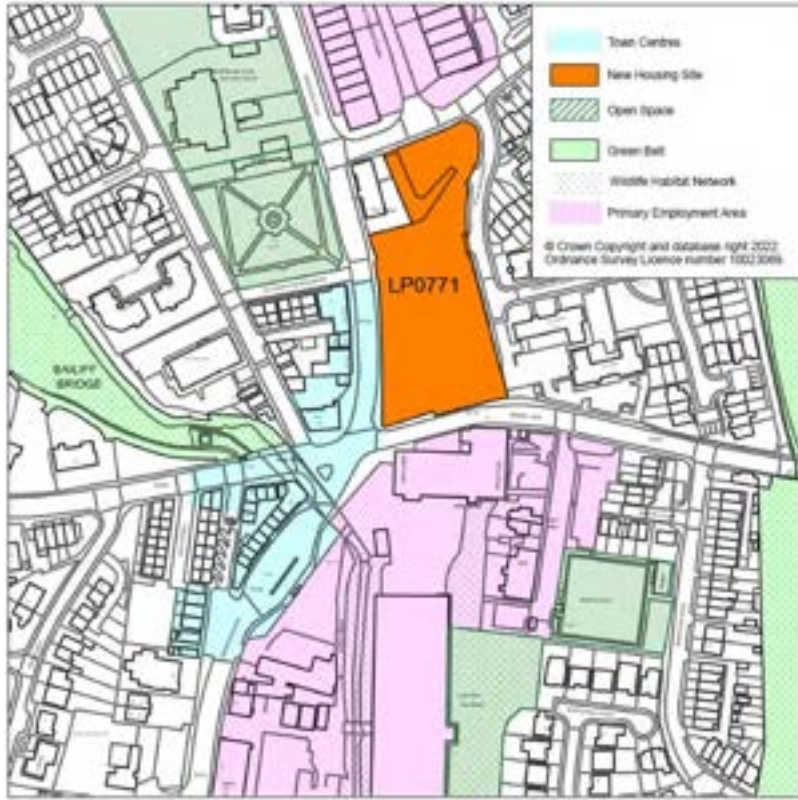
The order of the document is as follows:

1. Brighouse
2. Elland
3. Halifax
4. Hebden Bridge
5. Mytholmroyd
6. Northowram and Shelf
7. Ripponden
8. Sowerby Bridge
9. Todmorden
10. Changes to Designations that cover more than one Local Plan Area

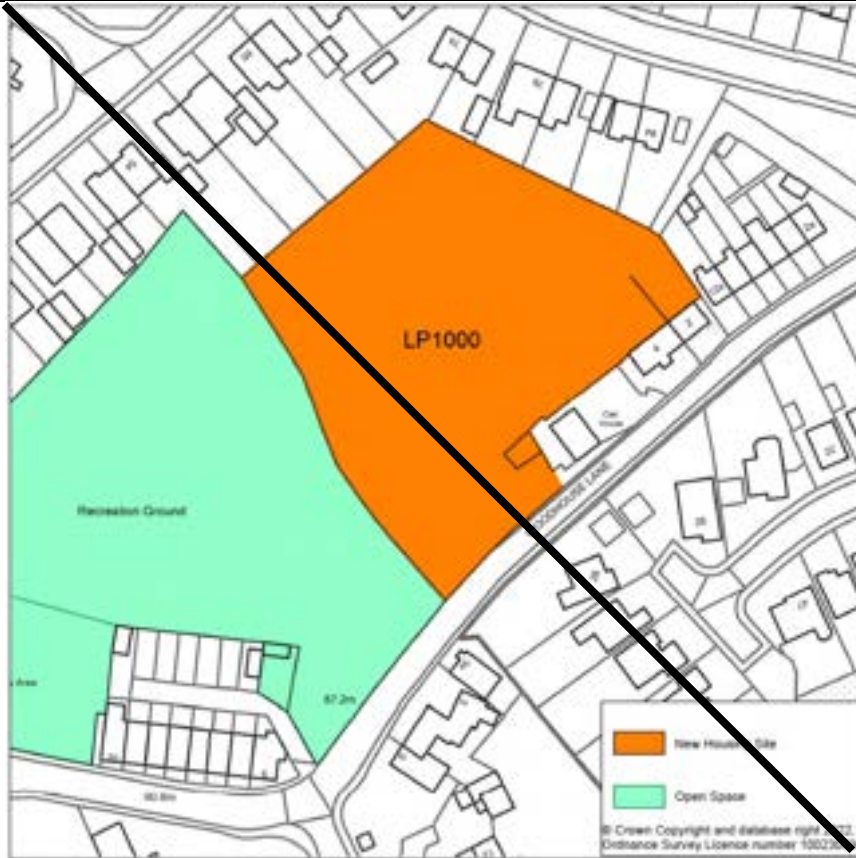
Please note the Policies Map comprises many designations and allocations. Showing all of these on the maps below can make it difficult to clearly identify the proposed modifications. Therefore to ensure modifications to sites or designations can be easily identified, not all the designations are necessarily included.

1. Brighouse Local Plan Area

Change Reference	Policy	Reference	Comments	Reason
SD02 - 1	SD5, SD6	LP0032	Proposed allocation and area of PEA changed from New Employment Site to New Mixed Use Site	To ensure clarification and effectiveness in the application of Policy SD6.
	EE1	Primary Employment Area	Removal of land from Primary Employment Area to ensure no overlap of the New Mixed Use allocation and PEA.	To ensure clarification and effectiveness in the applications of Policy EE1.
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Change Reference	Policy	Reference	Comments	Reason
SD02 - 2	SD6, SD7	LP0771	Proposed allocation changed from New Mixed Use Site to New Housing Site	To ensure clarification and effectiveness in the application of Policy SD7.
	RT1	Retail Hierarchy	Addition of Bailiff Bridge Local Centre to the Policies Map.	To ensure clarification and effectiveness in the application of the suite of Retailing and Town Centre policies.
		 <p>This map shows the site LP0771 highlighted in pink, indicating its original classification as a 'New Mixed Use Site'. A large black diagonal line is drawn across the map. The legend includes: New Mixed Use Site (pink), Primary Employment Area (light pink), Open Space (green), and Green Belt (light green). The map also shows 'BALIFF BRIDGE' and '© Crown Copyright and database right 2022. Ordnance Survey Licence number 10003066'.</p>		 <p>This map shows the site LP0771 highlighted in orange, indicating its new classification as a 'New Housing Site'. The legend includes: Town Centre (light blue), New Housing Site (orange), Open Space (green), Green Belt (light green), Wildlife Habitat Network (dotted), and Primary Employment Area (light pink). The map also shows 'BALIFF BRIDGE' and '© Crown Copyright and database right 2022. Ordnance Survey Licence number 10003066'.</p>

Change Reference	Policy	Reference	Comments	Reason
SD02 - 3	SD7	LP1000	Site boundary amended to exclude the area identified as 'high sensitivity' in the Heritage Impact Assessment, and land which is now private gardens.	Update



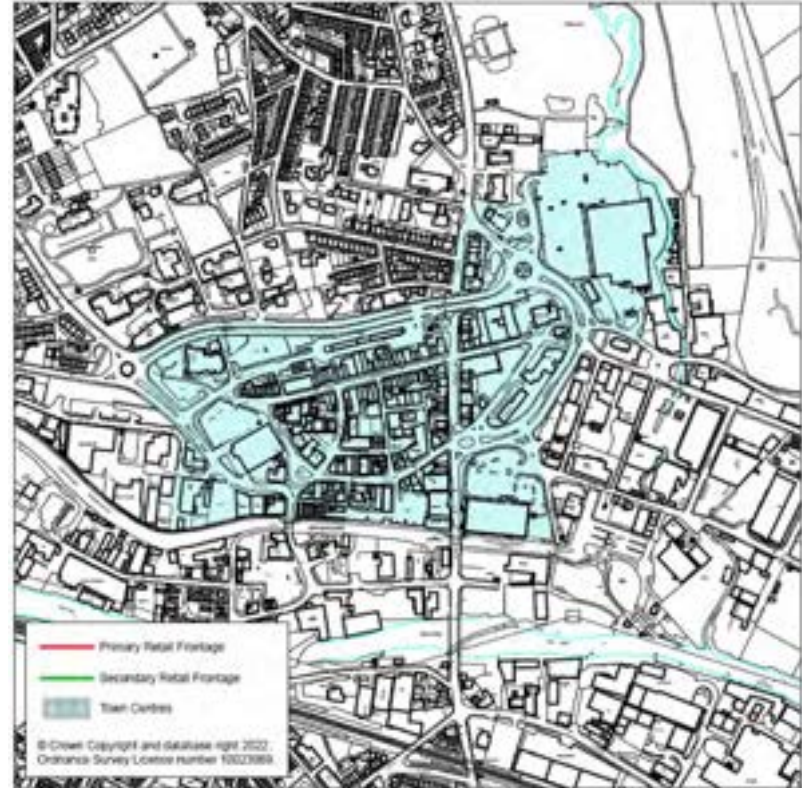
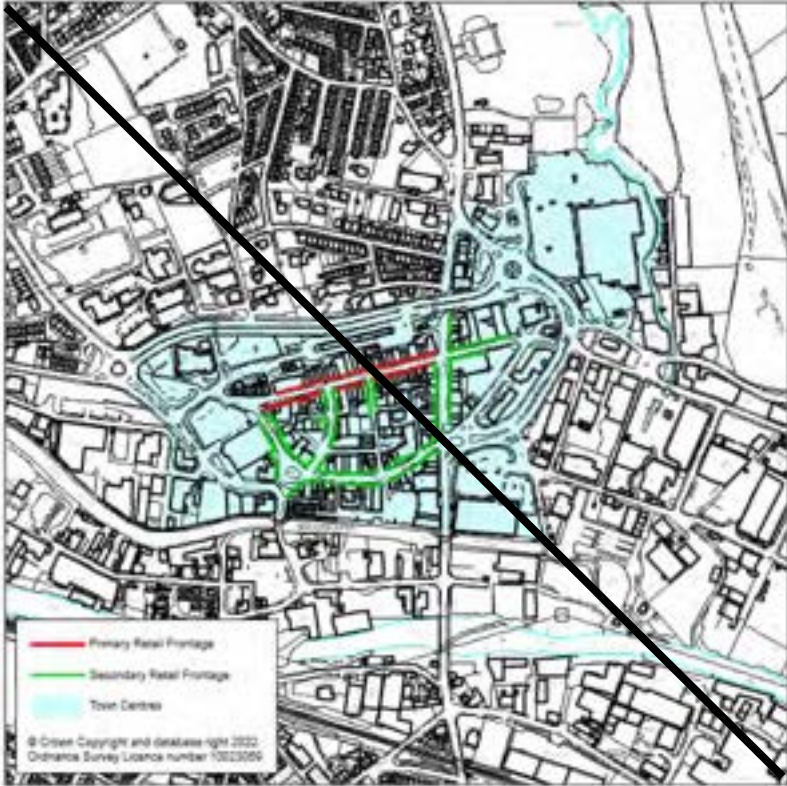
Change Reference	Policy	Reference	Comments	Reason
SD02 - 4	SD7	LP1078	Site boundary amended in south west corner to reflect the planning permission for the site.	Update
<p>The image contains two maps of site LP1078. The left map shows the site boundary with a diagonal line indicating an amendment. The right map shows the updated boundary. Both maps include a legend with categories: New Housing Site (orange), Green Belt (light green), Existing Mineral Sites (hatched), and Wildlife Habitat Network (dotted). The legend also includes the text: © Crown Copyright and database right 2022. Ordnance Survey License number 100030695.</p>				

Change Reference	Policy	Reference	Comments	Reason
SD02 - 5	SD5	LP1469	Site boundary amended to remove land from private gardens to the north, and extend to the east to enable site access.	Update
	GN6 – Open Space	B7-01 Lillands Lands, Brighouse.	Removal of Open Space site B7-01 to the north of LP1469, as the site is built out.	Update

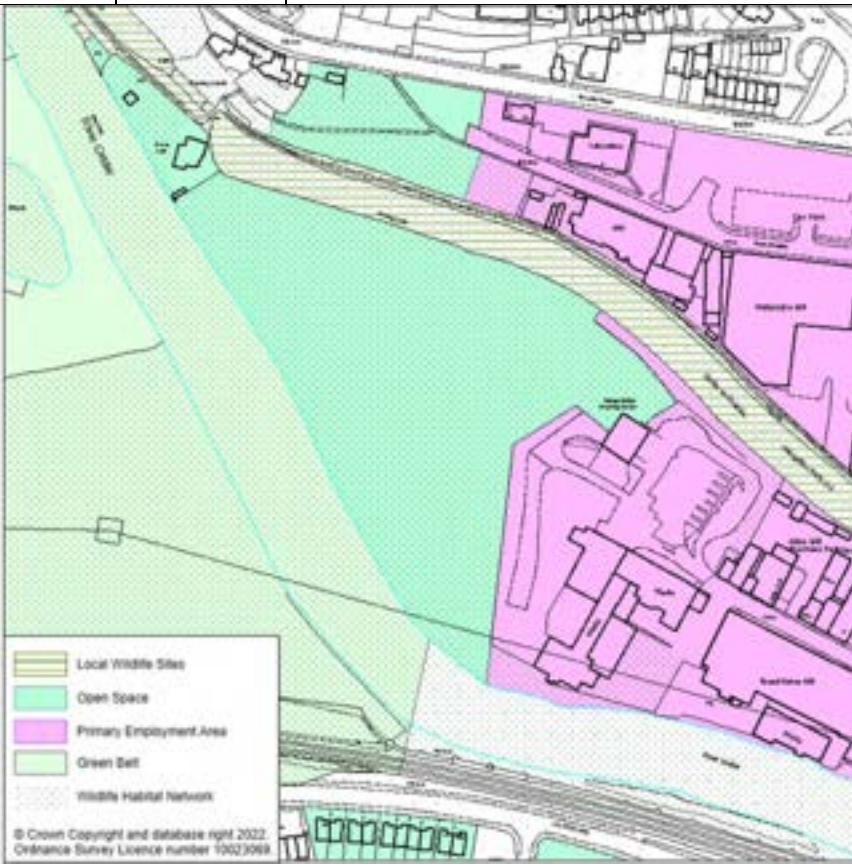
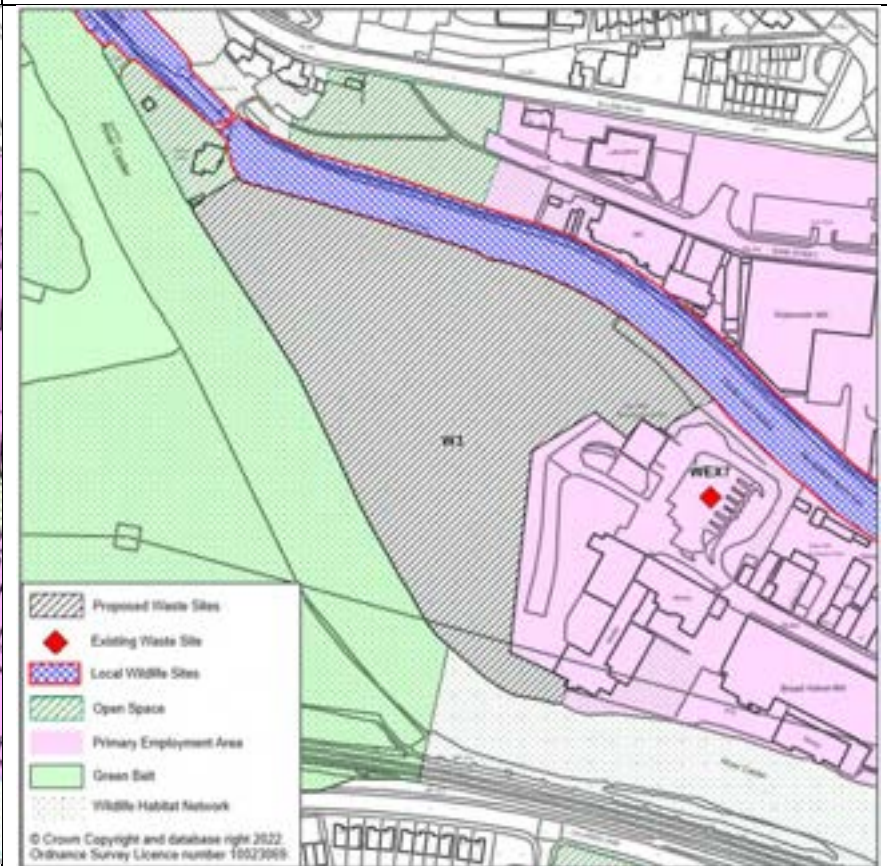
Change Reference	Policy	Reference	Comments	Reason
SD02 - 6	SD5	LP1618	Site boundary has been amended to reflect land ownership and availability.	Update

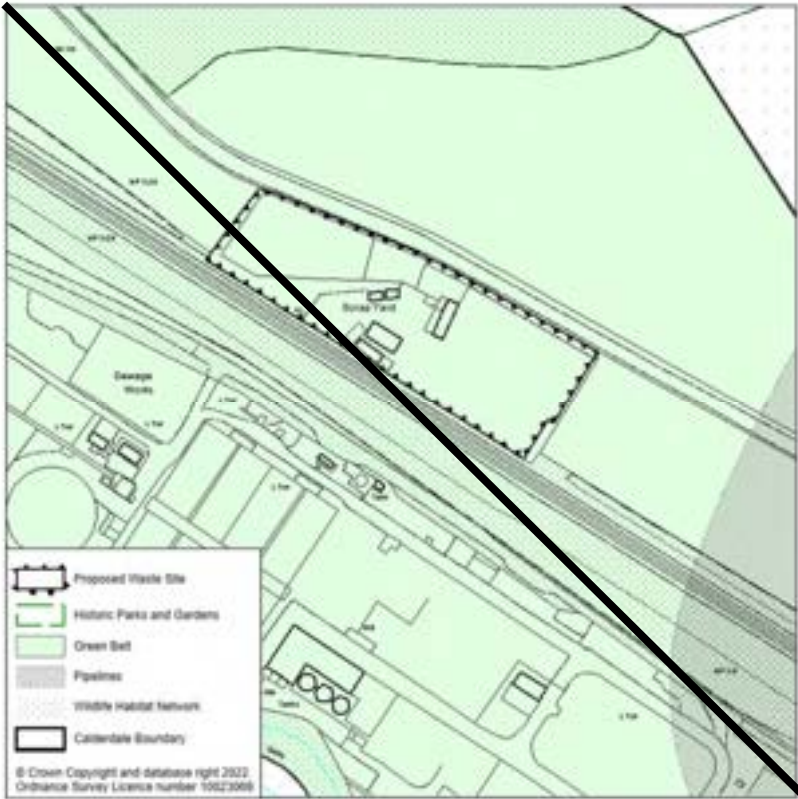

Change Reference	Policy	Reference	Comments	Reason
SD02 - 7	SD6a	RAA01	Addition of RAA01 to the Policies Map	To ensure clarity and effectiveness in the application of Policy SD6a.

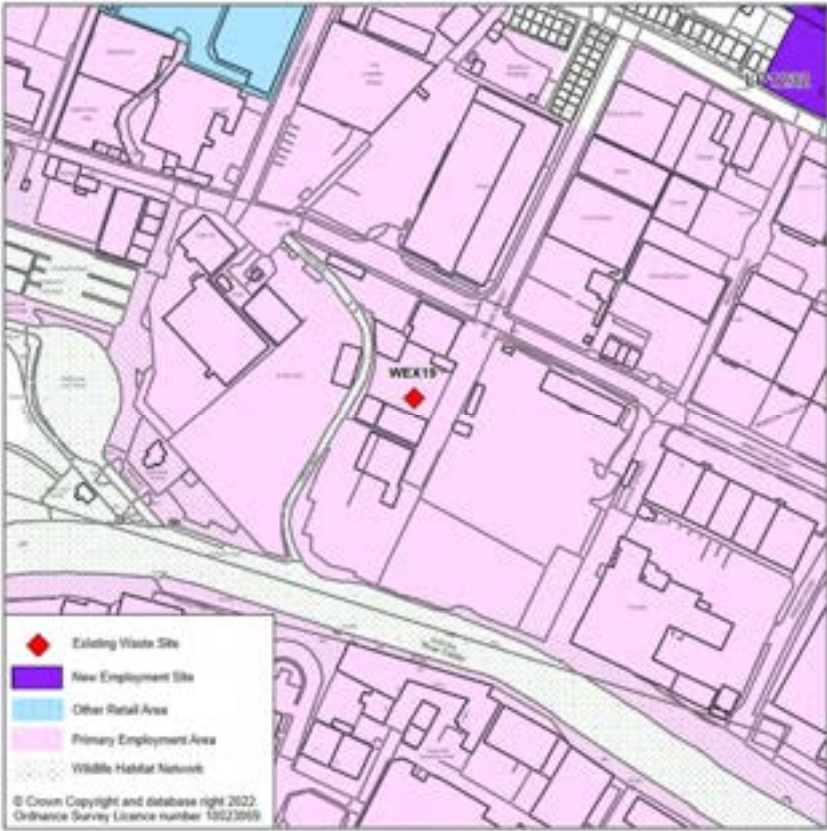
Change Reference	Policy	Reference	Comments	Reason
SD02 - 8	RT2	Shopping Frontages	Removal of the Primary and Secondary Frontages designation in Brighouse Town Centre.	As a consequence of Main Modification to Policy RT2.




Change Reference	Policy	Reference	Comments	Reason
SD02 - 9	WA2	W3	Proposed Waste Allocation	Update
	WA2	W3	Removal of Public Open Space area to ensure no overlap with Waste allocation and Open Space	Update
	WA2	W3	Removal of land from Primary Employment Area to ensure no overlap of the Waste allocation allocation and PEA.	Update
	WA6	WEX7	To show the location of existing waste sites on the Policies Map	Update


Change Reference	Policy	Reference	Comments	Reason
				
SD02 - 10	WA2	WLP4	Site no longer being proposed as a Waste Allocation	Update
	WA6	WEX21	To show the location of existing waste sites on the Policies Map	Update

Change Reference	Policy	Reference	Comments	Reason
			 <p>Proposed Waste Site Historic Parks and Gardens Green Belt Pipelines Wildlife Habitat Network Catterdale Boundary</p> <p>© Crown Copyright and database right 2022 Ordnance Survey Licence number 10023068</p>	 <p>Existing Waste Site Historic Parks and Gardens Green Belt Pipelines Wildlife Habitat Network Catterdale Boundary</p> <p>© Crown Copyright and database right 2022 Ordnance Survey Licence number 10023068</p>
SD02 - 11	WA6	WEX19	To show the location of existing waste sites on the Policies Map	Update


Change Reference	Policy	Reference	Comments	Reason
				 <p>© Crown Copyright and database right 2022. Ordnance Survey Licence number 10013969</p>
SD02 - 12	WA6	WEX23	To show the location of existing waste sites on the Policies Map	Update

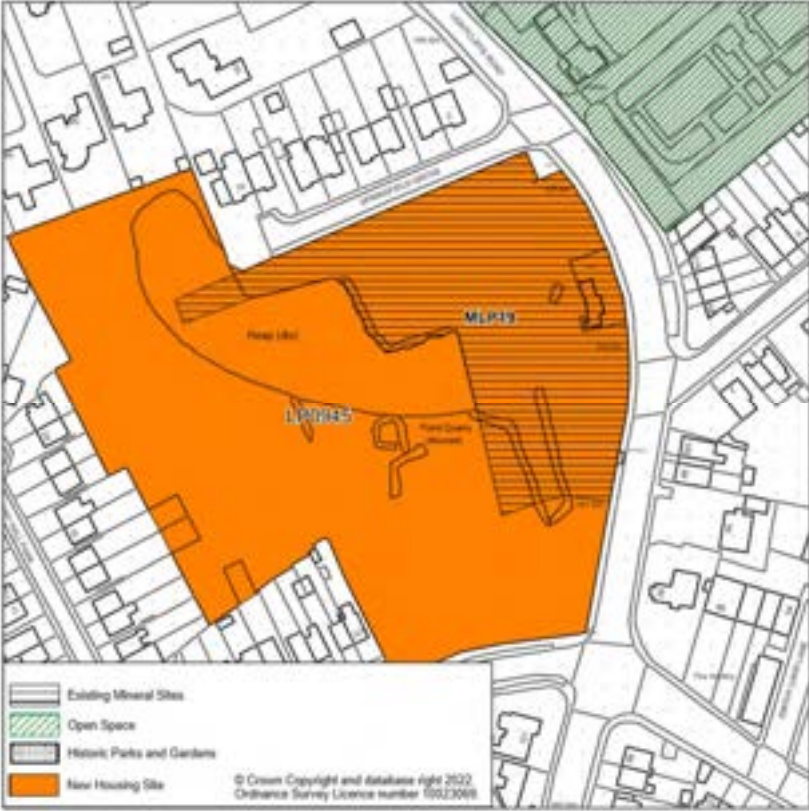
Change Reference	Policy	Reference	Comments	Reason
				
SD02 - 13	MS5	MLP7	To show the location of mineral allocations on the Policies Map	Update

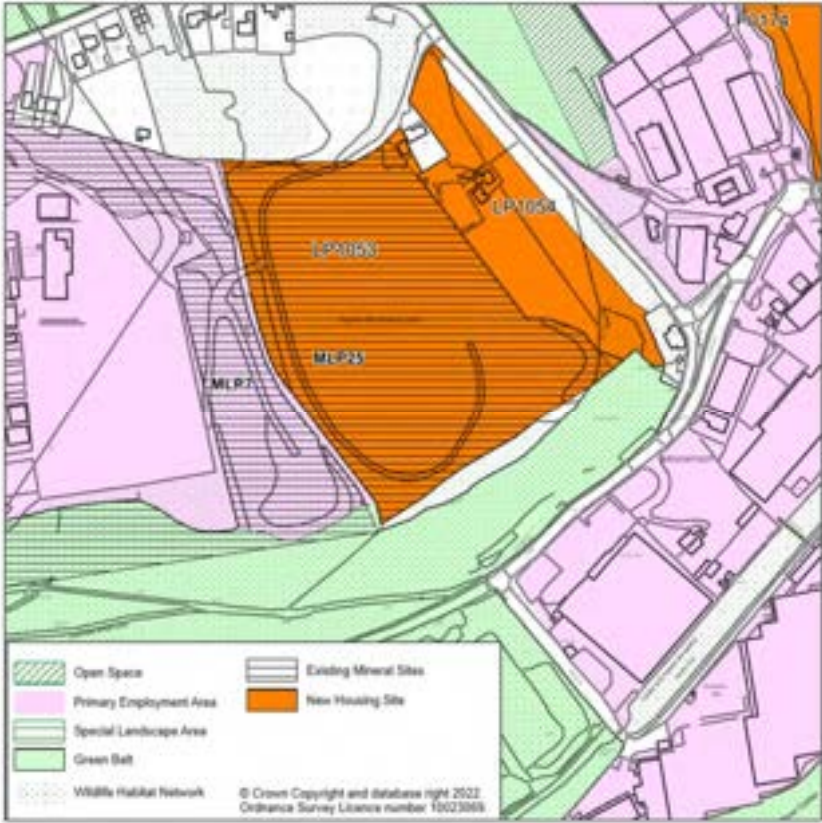
Change Reference	Policy	Reference	Comments	Reason
SD02 - 14	MS5	MLP8	To show the location of mineral allocations on the Policies Map	Update

Change Reference	Policy	Reference	Comments	Reason
				
SD02 - 15	MS5	MLP10	To show the location of mineral allocations on the Policies Map	Update

Change Reference	Policy	Reference	Comments	Reason
SD02 - 16	MS5	MLP18	To show the location of mineral allocations on the Policies Map	Update

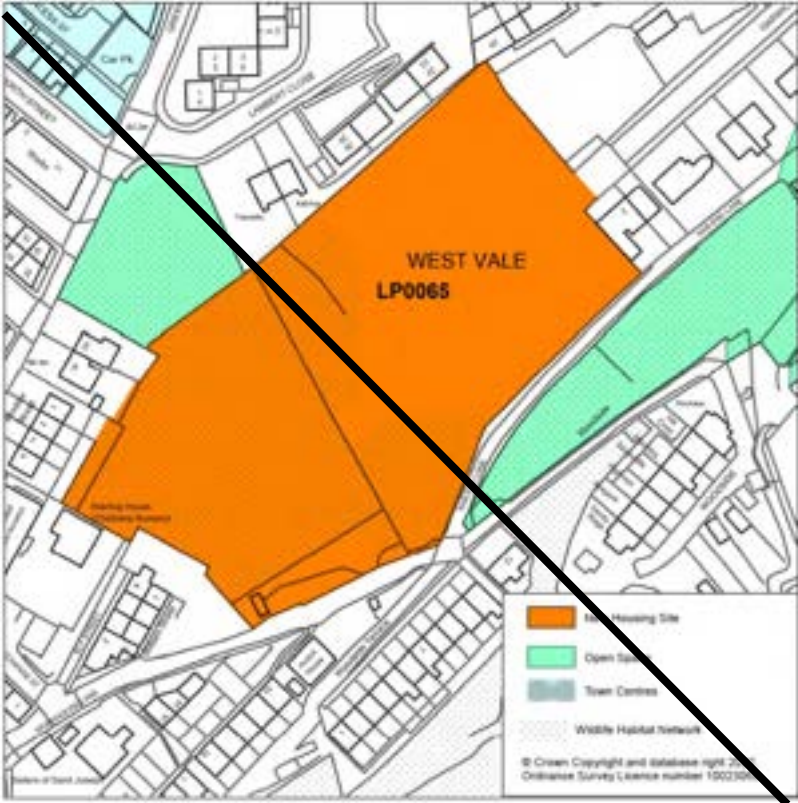

Change Reference	Policy	Reference	Comments	Reason
				
SD02 - 17	MS5	MLP19	To show the location of mineral allocations on the Policies Map	Update

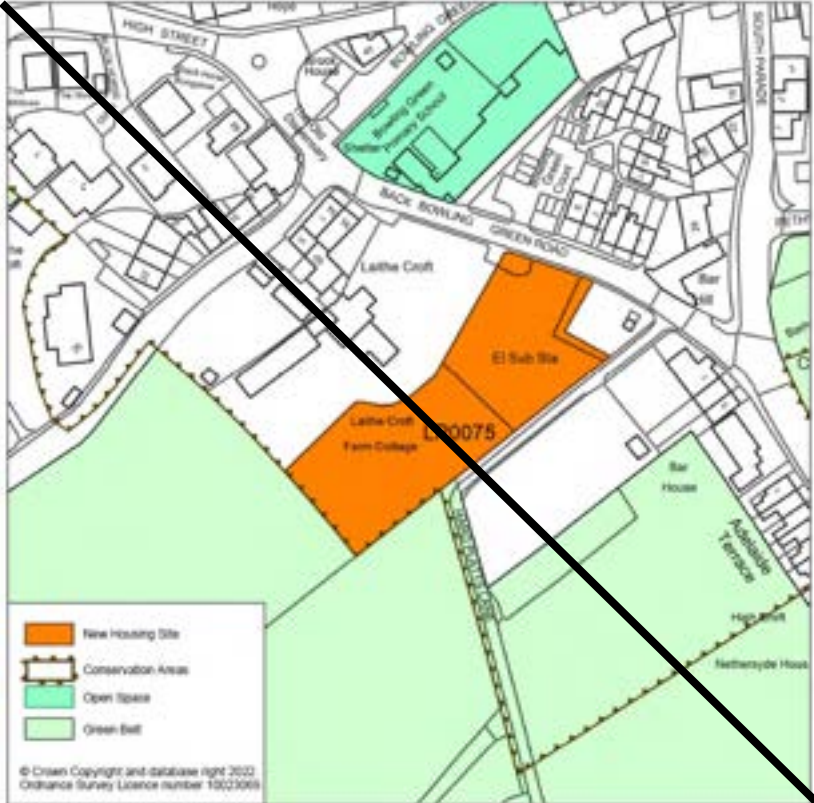

Change Reference	Policy	Reference	Comments	Reason
				
SD02 - 18	MS5	MLP25	To show the location of mineral allocations on the Policies Map	Update


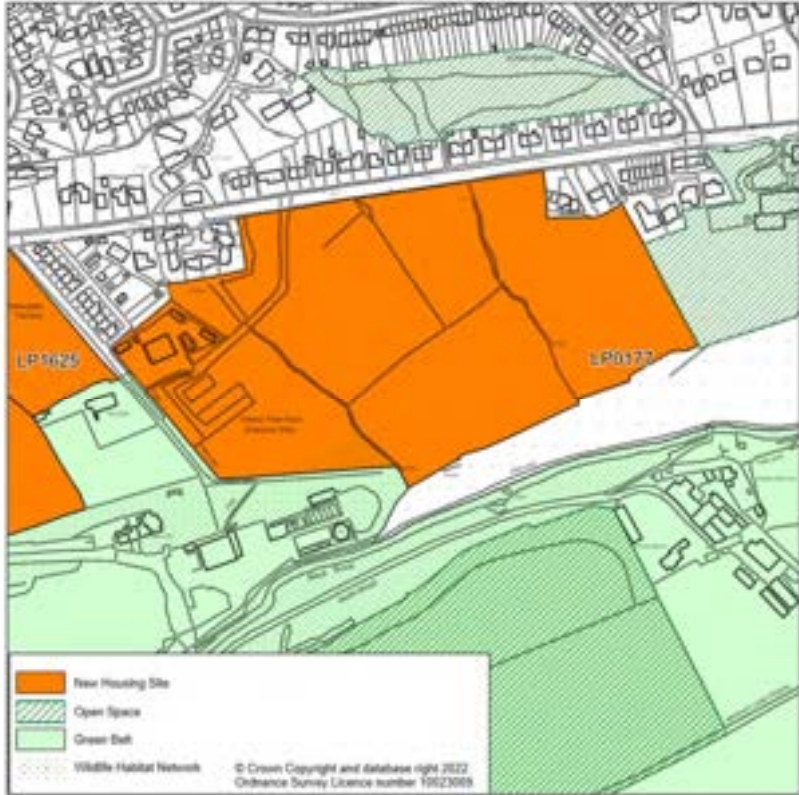
Change Reference	Policy	Reference	Comments	Reason
Page 82				

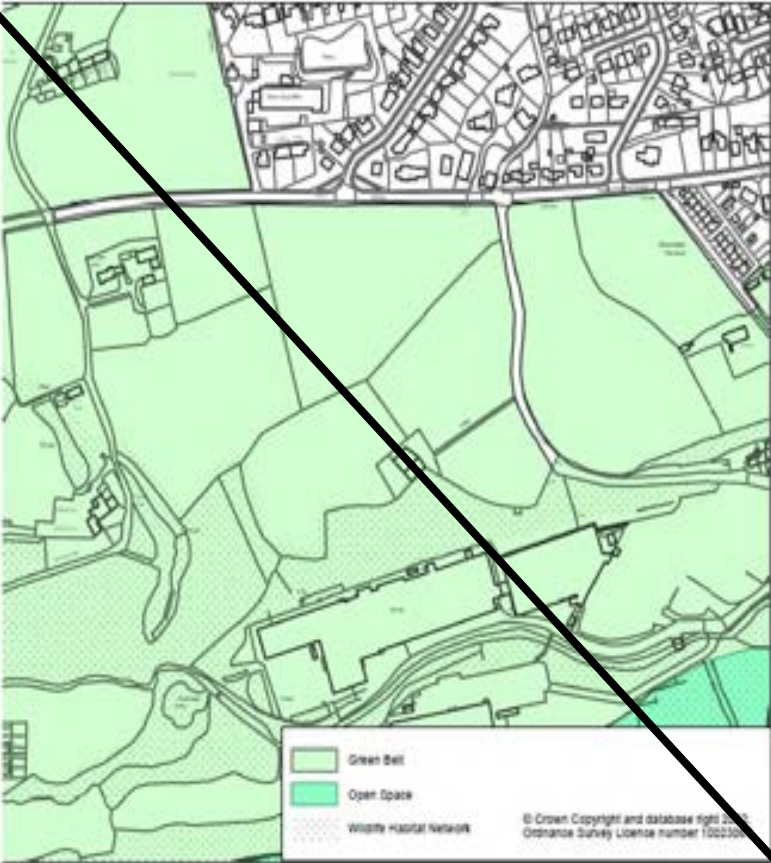
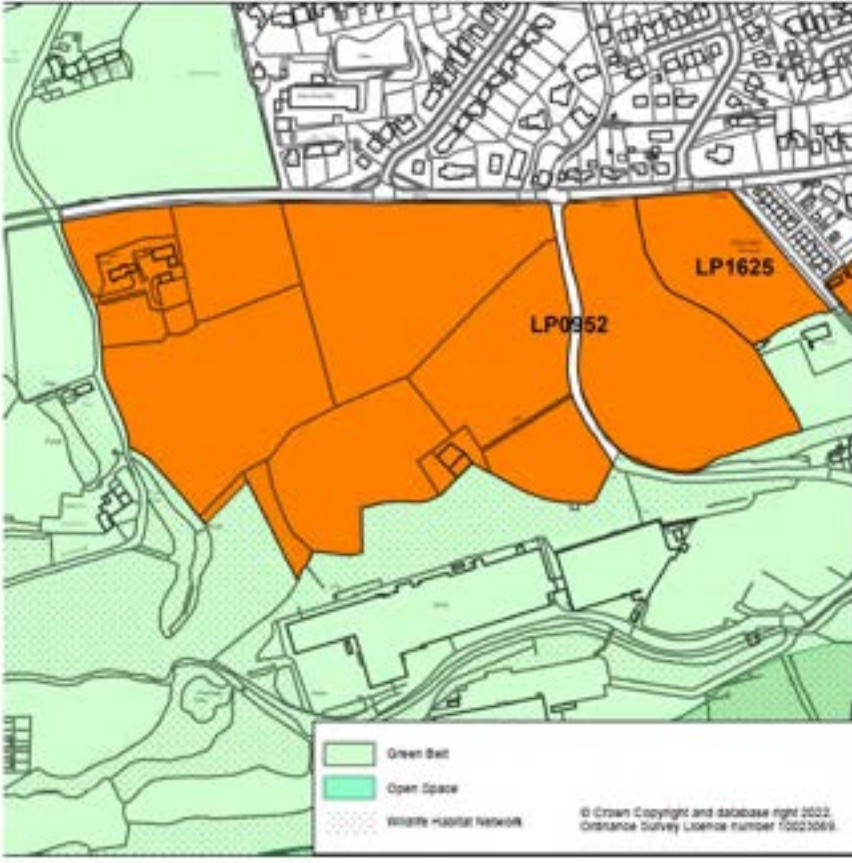
2. Elland Local Plan Area

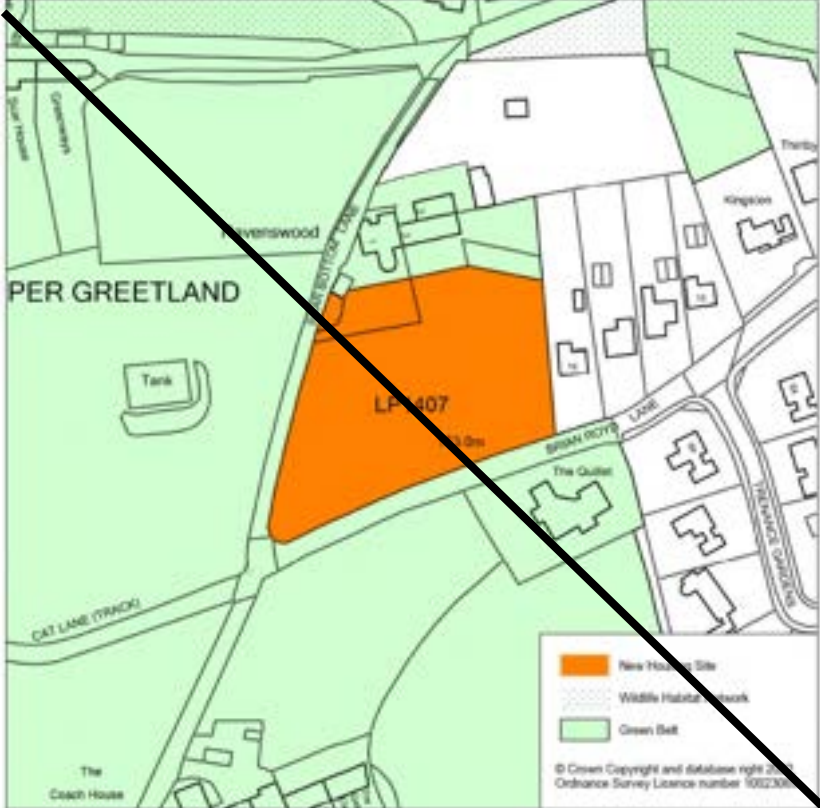

Change Reference	Policy	Reference	Comments	Reason
SD02 - 19	SD5	LP0059	Site boundary amended to reflect planning permission to the north.	Update
	EE1	Primary Employment Area	PEA has extended to the south to reflect the planning permission	To ensure clarity and effectiveness of the application of Policy EE1.
SD02 - 20	SD7	LP0065	Amended boundary reflect updates to the most recent OS base map (March 2021), resulting in minor modifications to site area.	Update

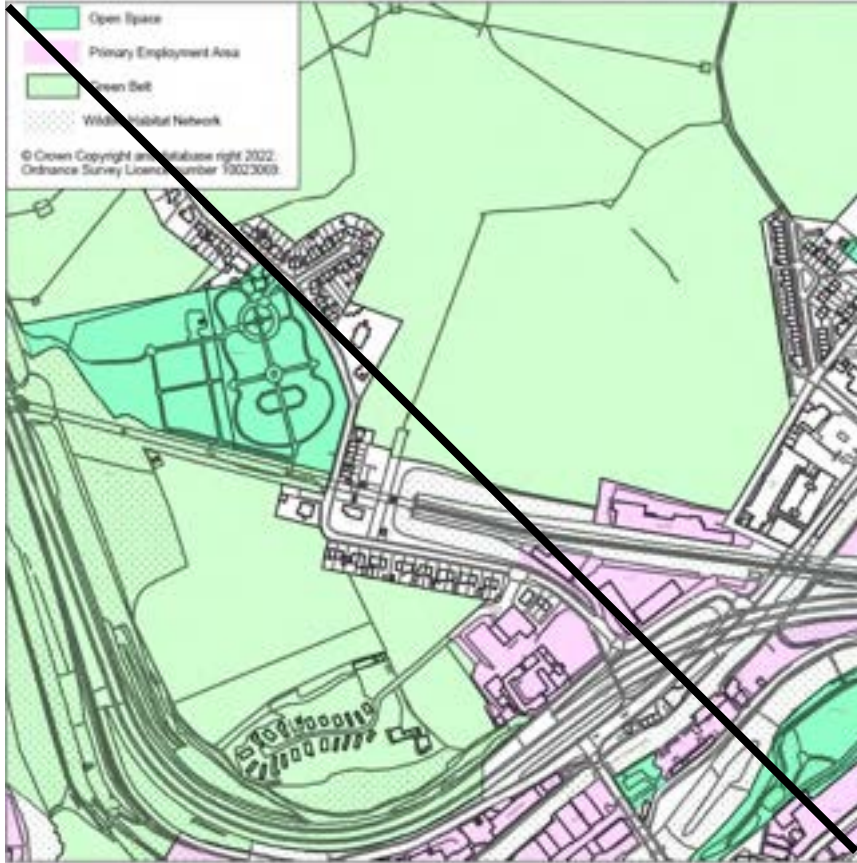
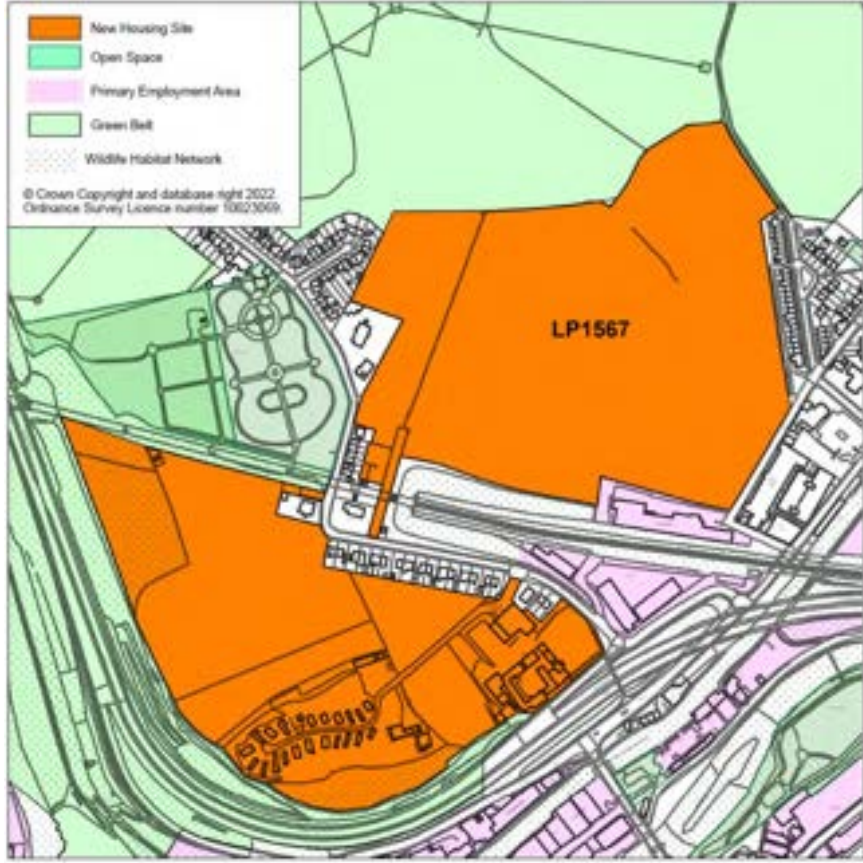
Change Reference	Policy	Reference	Comments	Reason
				
SD02 - 21	SD7	LP0075	Proposed allocation is deleted from the Plan	This site has been removed from the Local Plan to ensure that no harm is caused to the character and appearance of Stainland Conservation Area. See the Council's Matter 17 Hearing Statement HS17.1

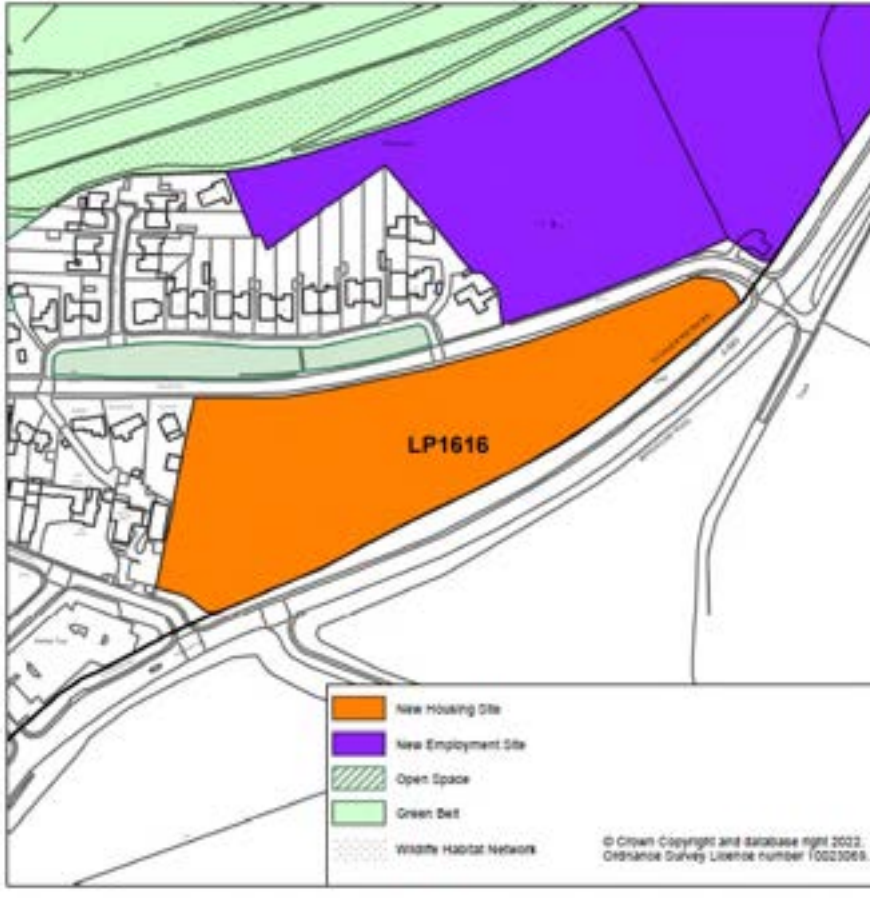
Change Reference	Policy	Reference	Comments	Reason
	GB1	LP0075	Reinstate Green Belt to North West and South East of site. Main Modification is detailed in SD01.2 Table 2 Housing Allocations Elland. Original Green Belt deletions GBD292 and GBD320 are detailed in Schedule of Minor Boundary Changes to Green Belt Document 2020 (CC48).	LP0075 not taken forward in Local Plan.
				
SD02 - 22	SD7	LP0177	This site was consulted on during the CC39 consultation.	Inclusion of New Housing Site LP0177

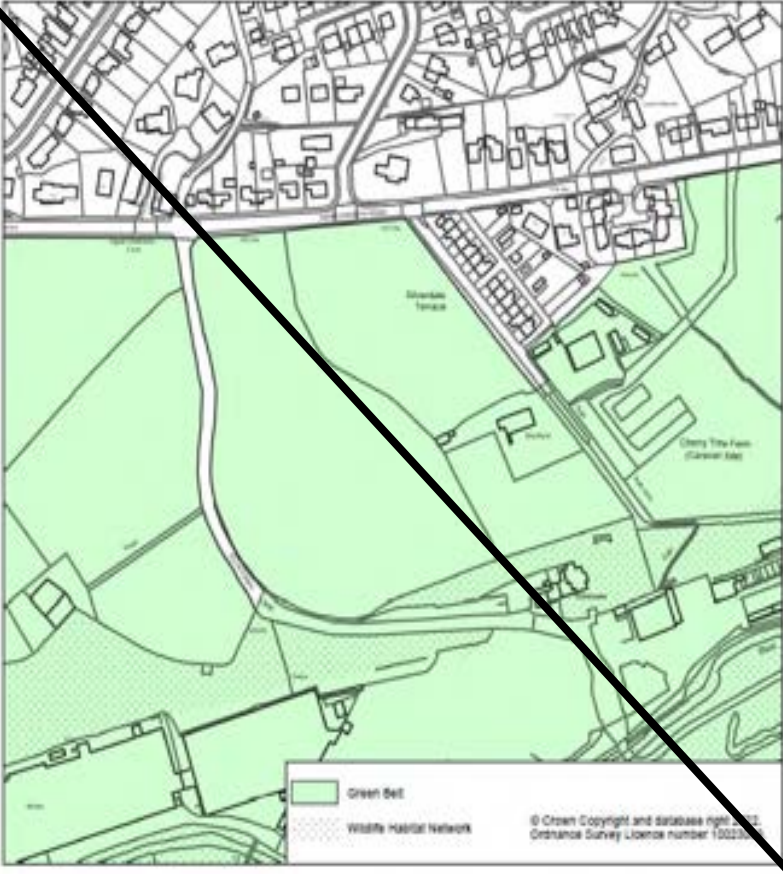
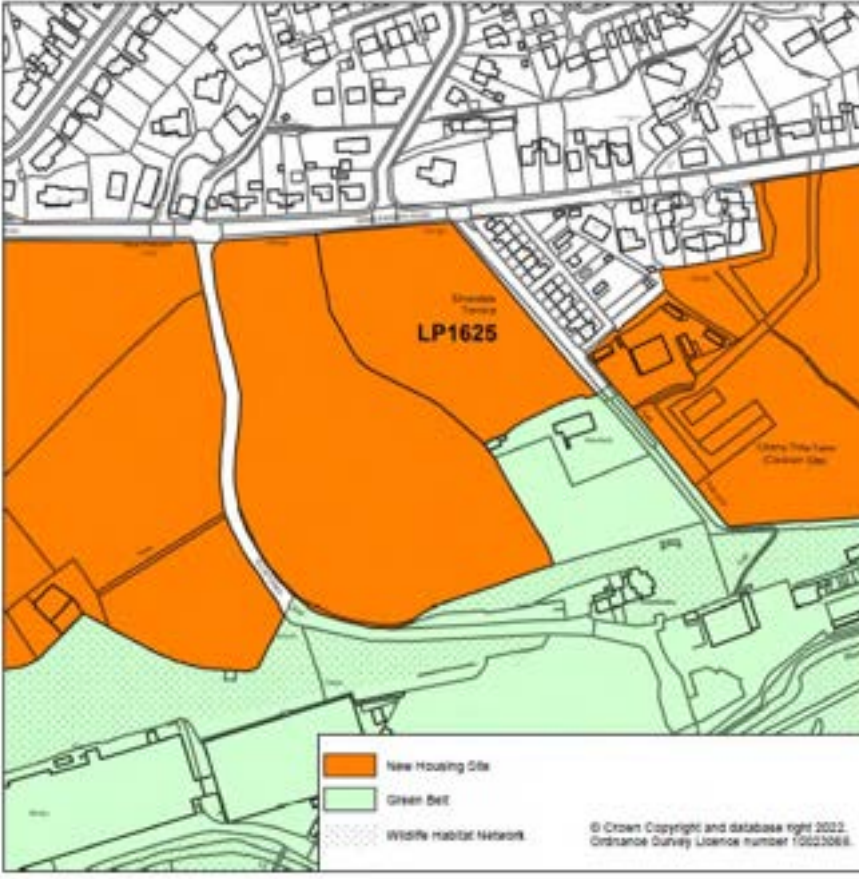
Change Reference	Policy	Reference	Comments	Reason
			 <p>This map shows a residential area with a large green area labeled 'Open Space' and a surrounding 'Green Belt'. A 'Wildlife Habitat Network' is also indicated. The map includes a legend and copyright information: © Crown Copyright and database right 2022, Ordnance Survey Licence number 10023089.</p>	 <p>This map shows the same area as the previous map, but with a large orange-shaded area labeled 'New Housing Site' (LP0952) overlaid on the green areas. The legend includes 'New Housing Site', 'Open Space', 'Green Belt', and 'Wildlife Habitat Network'. Copyright information: © Crown Copyright and database right 2022, Ordnance Survey Licence number 10023089.</p>
SD02 - 23	SD7	LP0952	This site was consulted on during the CC39 consultation.	Inclusion of New Housing Site LP0952

Change Reference	Policy	Reference	Comments	Reason
				
SD02 - 24	SD7	LP1407	Proposed allocation is deleted from the Plan	To avoid significant harm to the character and appearance of the locality, and to the setting of Greetland and the adjoining historic buildings. See the Inspector's Post Hearings Letter INS18

Change Reference	Policy	Reference	Comments	Reason
	GB1	LP1407	Reinstate Green Belt to N and S of Ravenswood Farm. Main Modification is detailed in SD01.2 Table 2 Housing Allocations Elland and Green Belt Addition in Further Changes to Schedule of Minor Boundary Changes to Green Belt Document May 2022 (CC48.2).	LP1407 not taken forward in Local Plan.
				
SD02 - 25	SD7	LP1567	This site was consulted on during the CC39 consultation.	Inclusion of New Housing Site LP1567

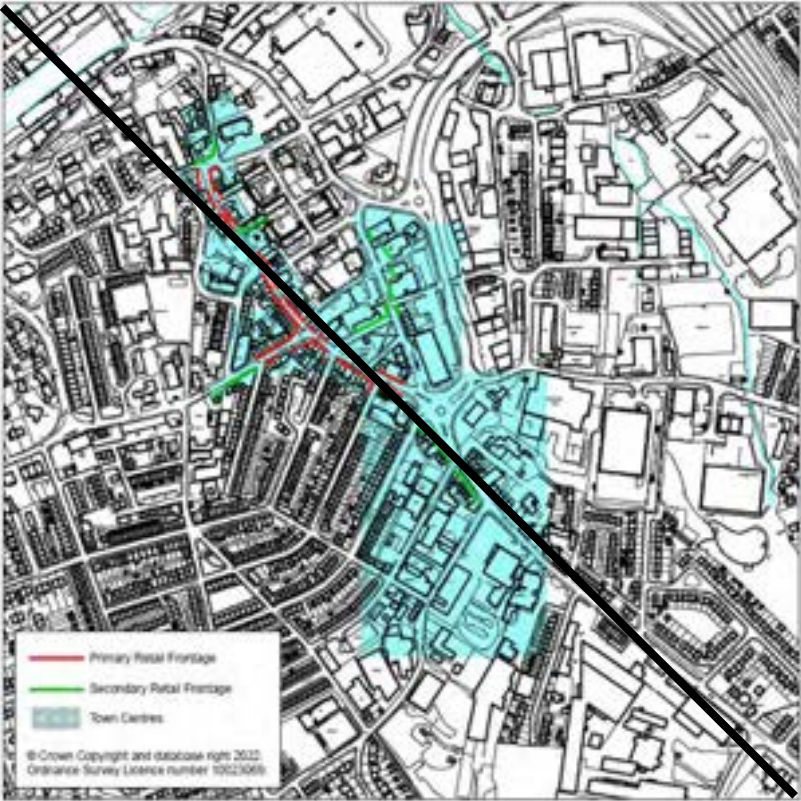

Change Reference	Policy	Reference	Comments	Reason
	EE1	Primary Employment Area	A small area of PEA has been deleted to ensure that there is no overlap between PEA and LP1567.	To ensure effectiveness of the application of policies SD7 and EE1.
				
SD02 - 26	SD7	LP1616	This site was consulted on during the CC39 consultation.	Inclusion of New Housing Site LP1616.

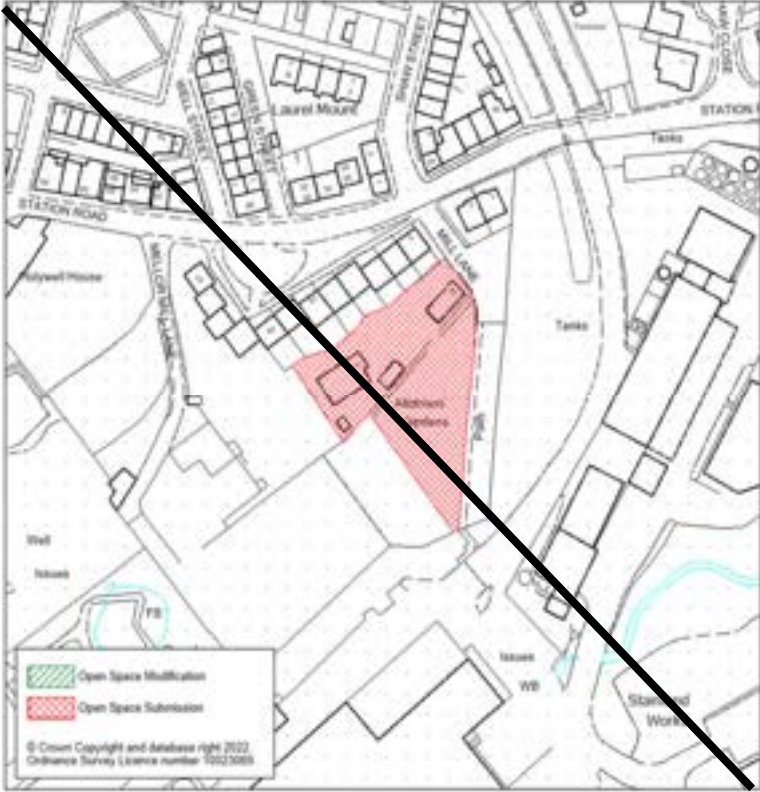

Change Reference	Policy	Reference	Comments	Reason
				
SD02 - 27	SD7	LP1625	This site was consulted on during the CC39 consultation.	Inclusion of New Housing Site LP1625

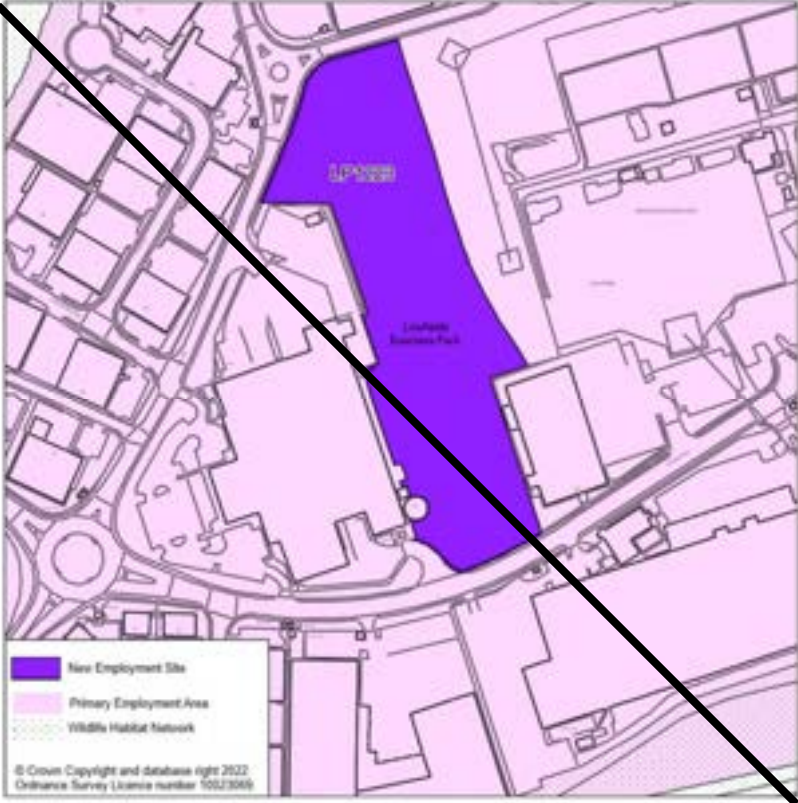
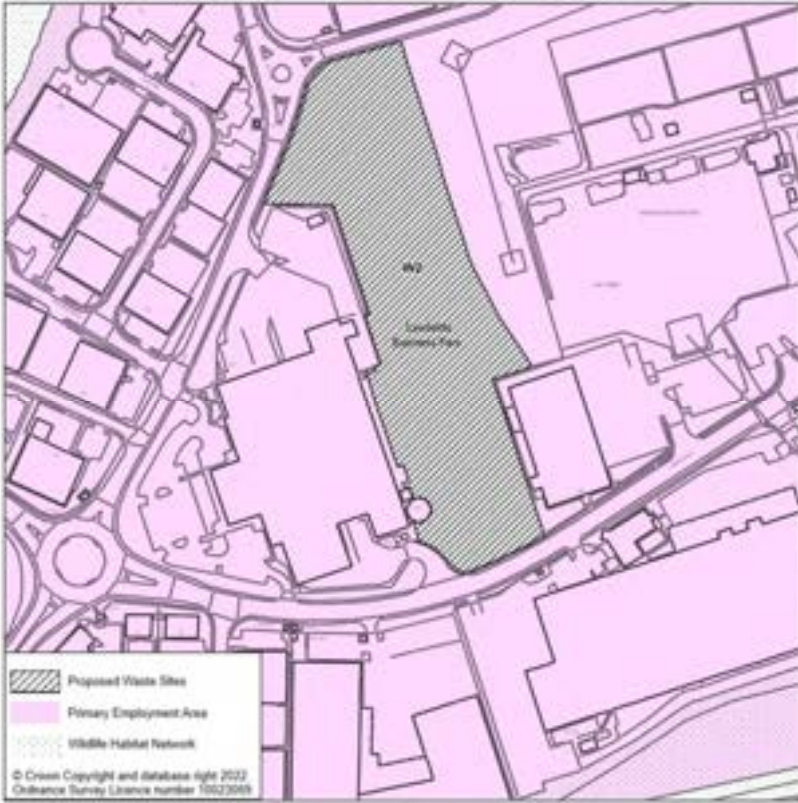
Change Reference	Policy	Reference	Comments	Reason
				
SD02 - 28	EE1	Primary Employment Area	PEA has been deleted at James Street, Elland due to completion of residential Area	To ensure clarity and effectiveness of the application of Policy EE1.

Change Reference	Policy	Reference	Comments	Reason
			development. This is a deletion of 0.11ha of PEA.	
SD02 - 29	RT2	Shopping Frontages	Removal of the Primary and Secondary Frontages designation in Elland Town Centre.	As a consequence of Main Modification to Policy RT2.





Change Reference	Policy	Reference	Comments	Reason
			 <p>Primary Retail Frontage Secondary Retail Frontage Town Centres</p> <p>© Crown Copyright and database right 2022 Ordnance Survey Licence number 100023065</p>	 <p>Primary Retail Frontage Secondary Retail Frontage Town Centres</p> <p>© Crown Copyright and database right 2022 Ordnance Survey Licence number 100023065</p>
SD02 - 30	GN6 – Open Space	New-65 Allotments/Small Holdings	Removal of Northern part of Open Space designation where site has been built out with dwellings.	Update

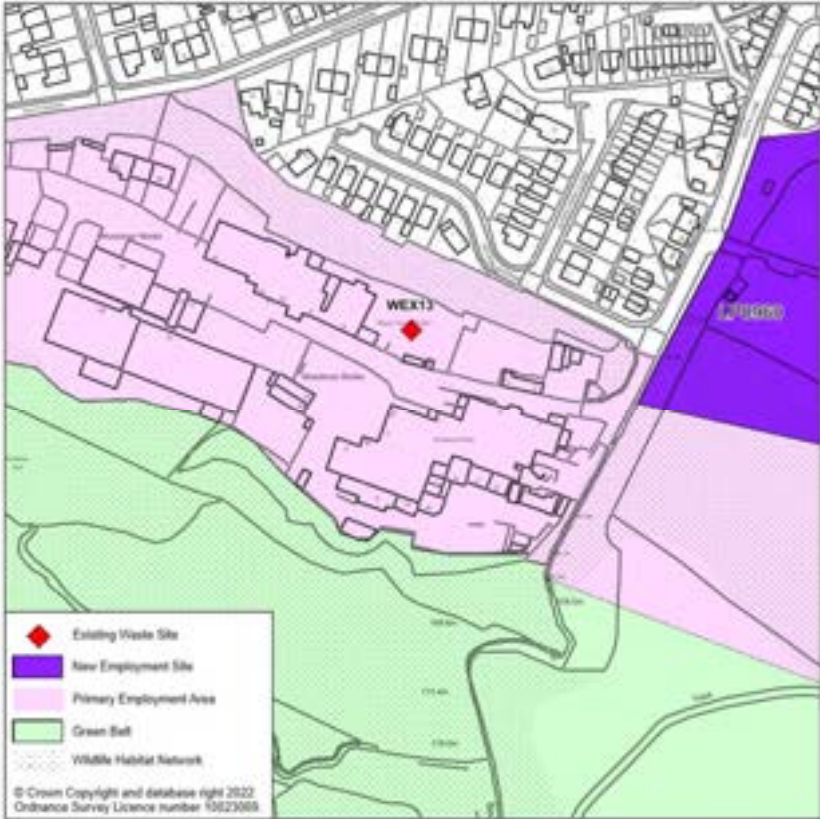
Change Reference	Policy	Reference	Comments	Reason
		Land off Mill Lane, Hollywell Green		
				
SD02 - 31	WA2	W2	Proposed Waste Allocation	Update

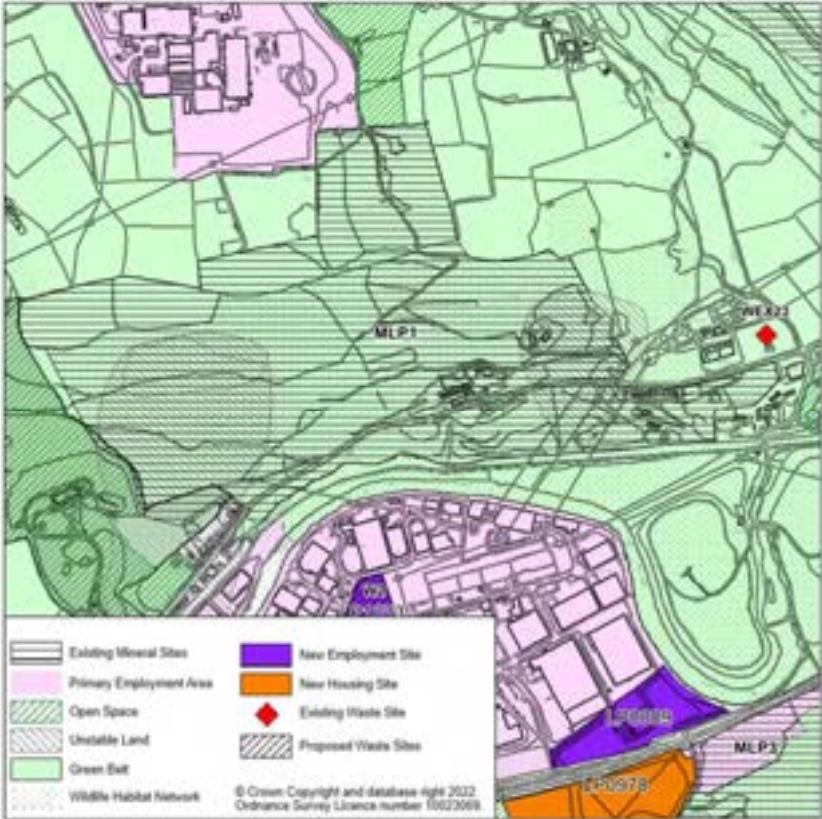
Change Reference	Policy	Reference	Comments	Reason
	SD5	LP1223	Site is deleted as a New Employment Site	Update
				
SD02 - 32	WA2	WLP3	Site no longer proposed as a waste allocation	Update

Change Reference	Policy	Reference	Comments	Reason
				
SD02 - 33	WA6	WEX5	To show the location of existing waste sites on the Policies Map	Update

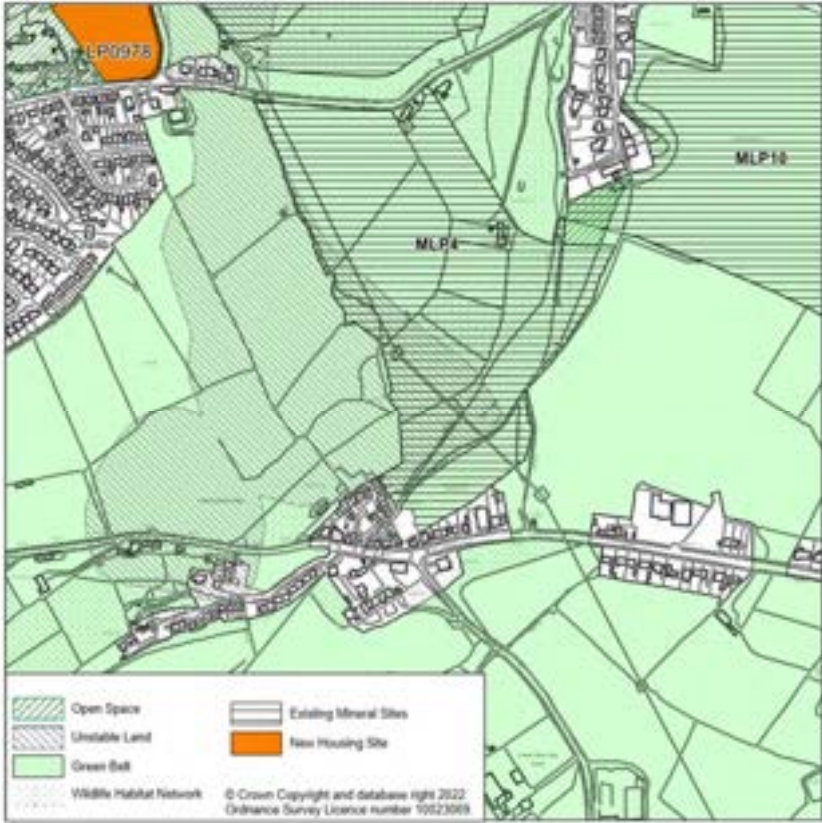
Change Reference	Policy	Reference	Comments	Reason
				 <p>Existing Waste Site Unstable Land Special Landscape Area Wildlife Habitat Network</p> <p>© Crown Copyright and database right 2023 Ordnance Survey Licence number 10023068</p>
SD02 - 34	WA6	WEX6	To show the location of existing waste sites on the Policies Map	Update


Change Reference	Policy	Reference	Comments	Reason
				
SD02 - 35	WA6	WEX13	To show the location of existing waste sites on the Policies Map	Update


Change Reference	Policy	Reference	Comments	Reason
				 <p> ◆ Existing Waste Site New Employment Site Primary Employment Area Green Belt Wildlife Habitat Network </p> <p>© Crown Copyright and database right 2022 Ordnance Survey Licence number 10023065</p>
SD02 - 36	MS5	MLP1	To show the location of mineral allocations on the Policies Map	Update

Change Reference	Policy	Reference	Comments	Reason
				
SD02 - 37	MS5	MLP3	To show the location of mineral allocations on the Policies Map	Update

Change Reference	Policy	Reference	Comments	Reason
SD02 - 38	MS5	MLP4	To show the location of mineral allocations on the Policies Map	Update

Change Reference	Policy	Reference	Comments	Reason
				
SD02 - 39	MS5	MLP24	To show the location of mineral allocations on the Policies Map	Update

Change Reference	Policy	Reference	Comments	Reason
				 <p>The map displays a landscape area with several designations. A central area is marked 'MLP24' and is shaded with diagonal lines, indicating it is an Existing Mineral Site. This area is surrounded by a light green shaded region, which is a Special Landscape Area. Further out, there is a darker green shaded region representing the Green Belt. A network of dotted lines indicates the Wildlife Habitat Network. The map also shows various roads, buildings, and other landscape features. A legend in the bottom left corner identifies the symbols for Existing Mineral Sites, Special Landscape Area, Green Belt, and Wildlife Habitat Network. Copyright information for Ordnance Survey is also present.</p>
SD02 - 40	MS5	MLP28	To show the location of mineral allocations on the Policies Map	Update

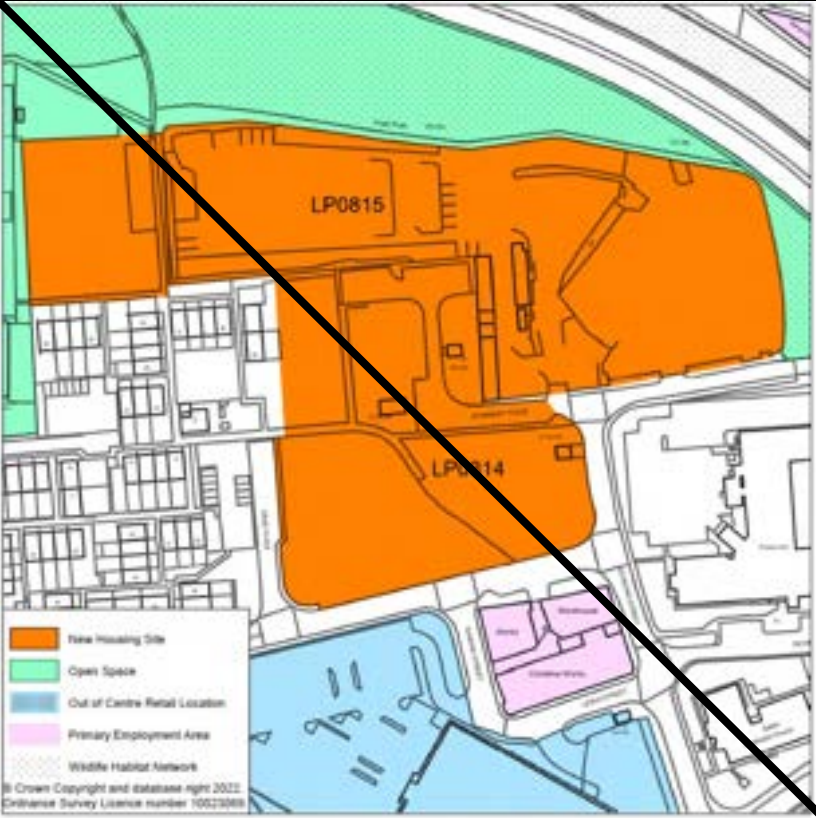
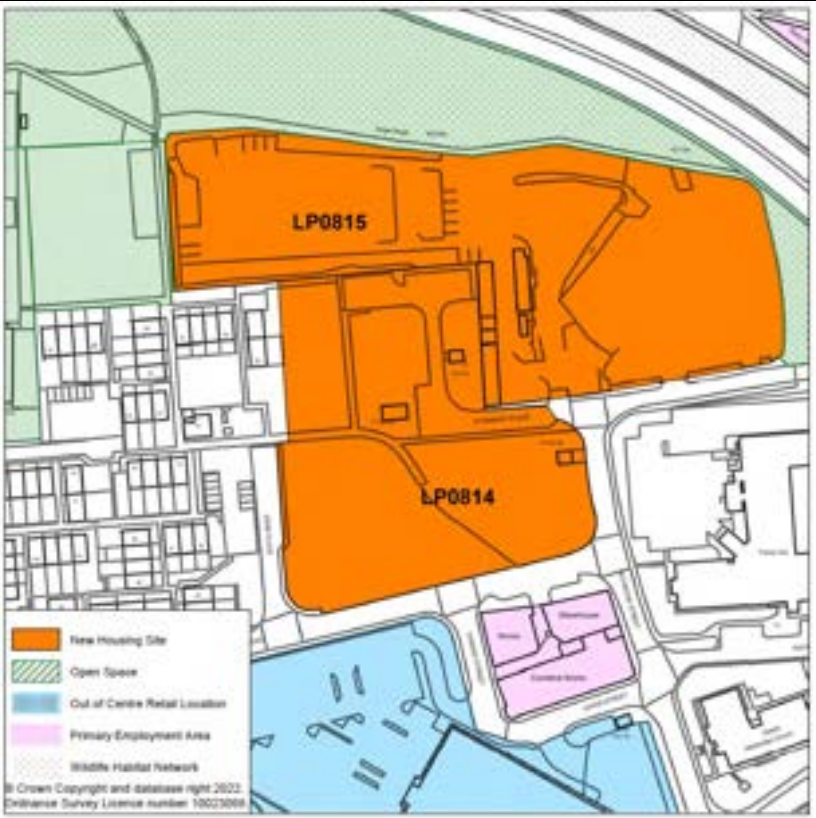
Change Reference	Policy	Reference	Comments	Reason
Page 104				

3. Halifax Local Plan Area

Change Reference	Policy	Reference	Comments	Reason
SD02 - 41	SD7	LP0397	Proposed allocation is deleted from the Plan	This site has been removed from the Local Plan, due to suitability and deliverability issues in relation to site access. See the Inspector's Post Hearings Letter INS28 .
	GN6	22-12	Reinstatement of Open Space	The housing allocation has been removed from the Plan. The site reverts to part Open Space designation and part white (unallocated/undesigned) land.
	GN8	LGS26	Removal of garden area of 52 Central Park, Well Head, Halifax HX1 2BT.	Update.

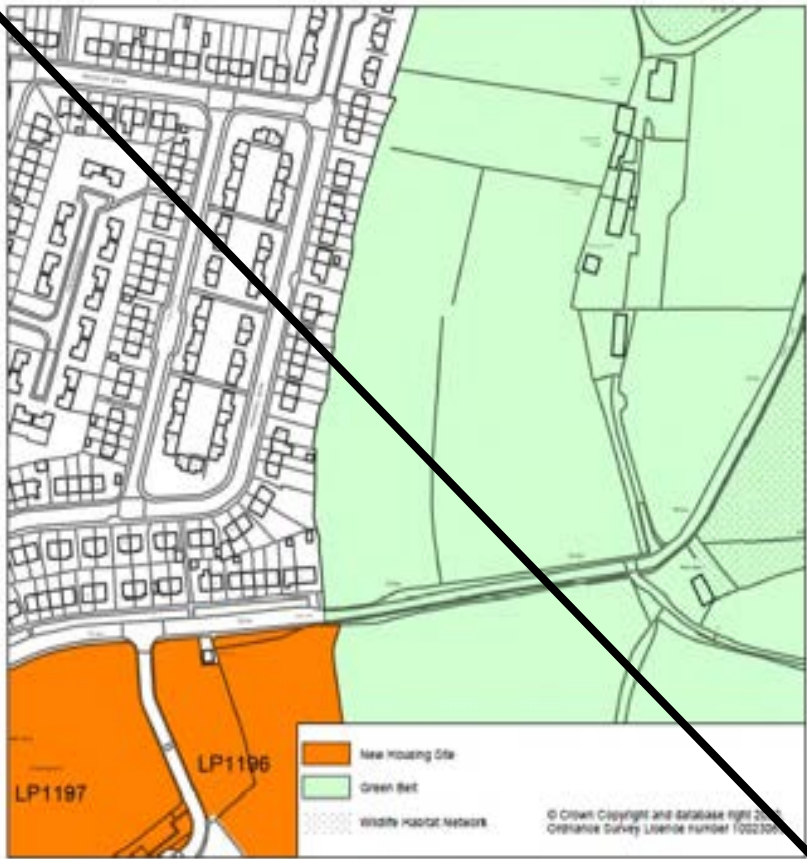

Change Reference	Policy	Reference	Comments	Reason
SD02 - 42	SD7	LP0759	The boundary has been amended slightly to remove land within adjacent gardens.	Update.
<p>The figure consists of two maps of a housing site labeled LP0759. The left map shows the original boundary, which includes a small area of land within adjacent gardens. A diagonal line is drawn across the map to indicate this area. The right map shows the updated boundary, which has been amended to remove this land. Both maps include a legend with the following items: 'New Housing Site' (orange), 'Wildlife Habitat Network' (dotted line), and 'Green Belt' (green). The maps also include a copyright notice: '© Crown Copyright and database right 2022. Ordnance Survey Licence number 10023066'.</p>				

Change Reference	Policy	Reference	Comments	Reason
SD02 - 43	SD5	LP0805	Amended boundary reflect updates to the most recent OS base map (March 2021), resulting in minor modifications to the south eastern boundary.	Update

Change Reference	Policy	Reference	Comments	Reason
SD02 - 44	SD5	LP0815	Site boundary has been reduced to reflect the planning permission boundary for site.	Update
	GN6	18-12	Land to the west of LP0815 designated Open Space to ensure play area is retained.	Update
				

Change Reference	Policy	Reference	Comments	Reason
SD02 - 45	SD7	LP0983	This site was consulted on during the CC39 consultation.	Inclusion of New Housing Site LP0983
 <p>This map shows the area with a diagonal line through it, indicating a change in status. The legend includes Green Belt and Wildlife Habitat Network. © Crown Copyright and database right 2023. Ordnance Survey Licence number 10002068.</p>			 <p>This map shows the inclusion of New Housing Site LP0983, highlighted in orange. The legend includes New Housing Site, Green Belt, and Wildlife Habitat Network. © Crown Copyright and database right 2023. Ordnance Survey Licence number 10002068.</p>	

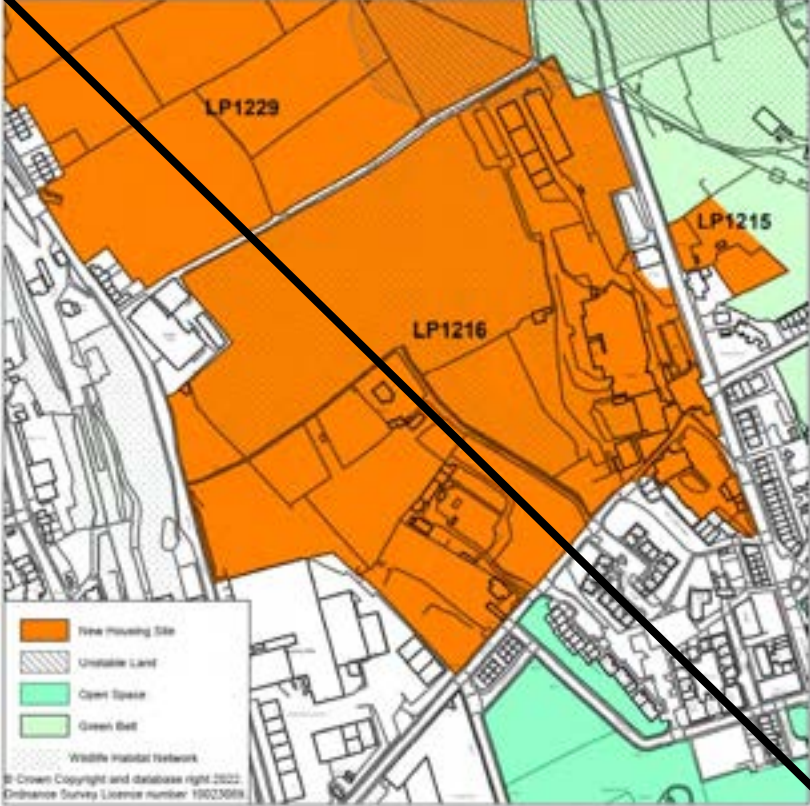
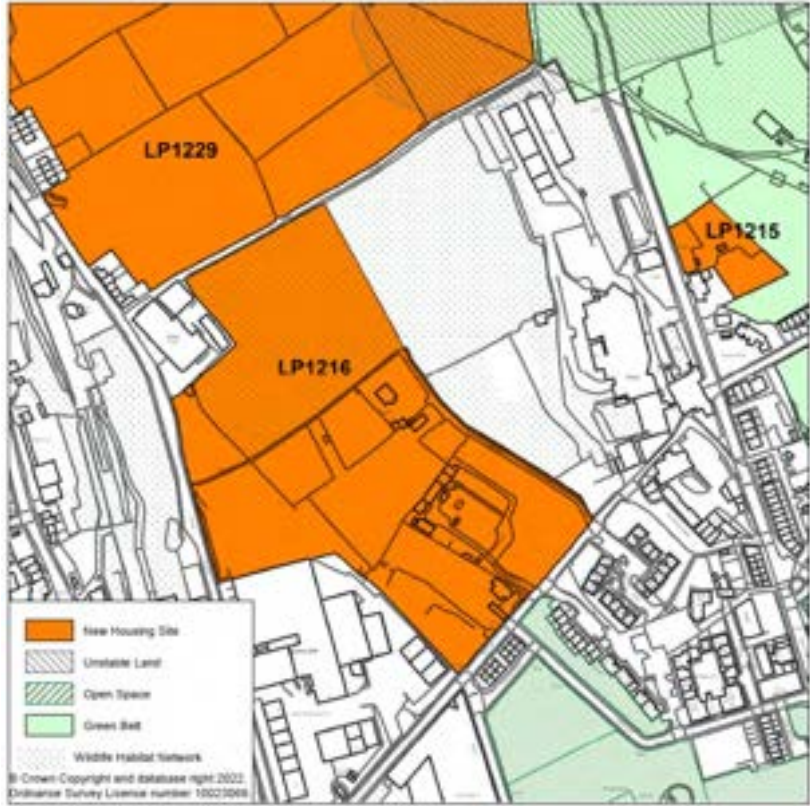
Change Reference	Policy	Reference	Comments	Reason
SD02 - 46	SD7	LP1019	Site boundary has been amended to reflect the recent housing development and updates to the the OS base map (March 2021).	Update

Change Reference	Policy	Reference	Comments	Reason	
SD02 - 47	SD7	LP1128	This site was consulted on during the CC39 consultation.	Inclusion of New Housing Site LP1128	
		 <p>Legend: New Housing Site (Orange) Green Belt (Light Green) Wildlife Habitat Network (Dotted pattern)</p> <p>© Crown Copyright and database right 2022. Ordnance Survey Licence number 100023069.</p>		 <p>Legend: New Housing Site (Orange) Green Belt (Light Green) Wildlife Habitat Network (Dotted pattern)</p> <p>© Crown Copyright and database right 2022. Ordnance Survey Licence number 100023069.</p>	

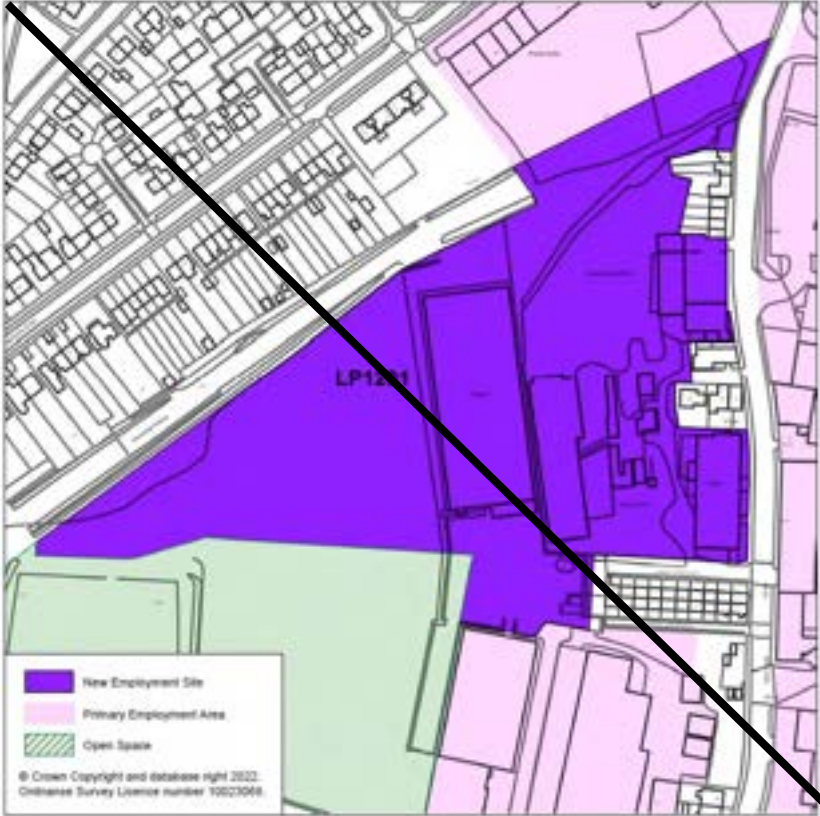
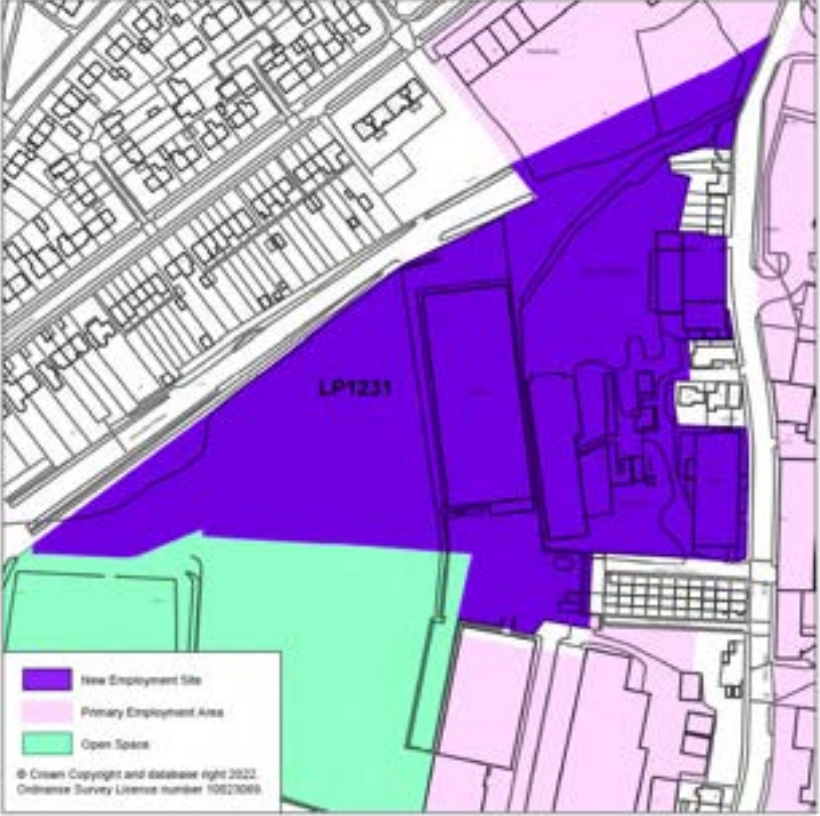
Change Reference	Policy	Reference	Comments	Reason
SD02 - 48	SD5	LP1134	Amended boundary reflect updates to the most recent OS base map (March 2021), resulting in minor modifications to site area.	Update
<div style="display: flex; justify-content: space-between;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-weight: bold; font-size: 24px; padding-right: 10px;">Page 112</div> <div style="width: 48%; text-align: center;">  </div> <div style="width: 48%; text-align: center;">  </div> </div>				

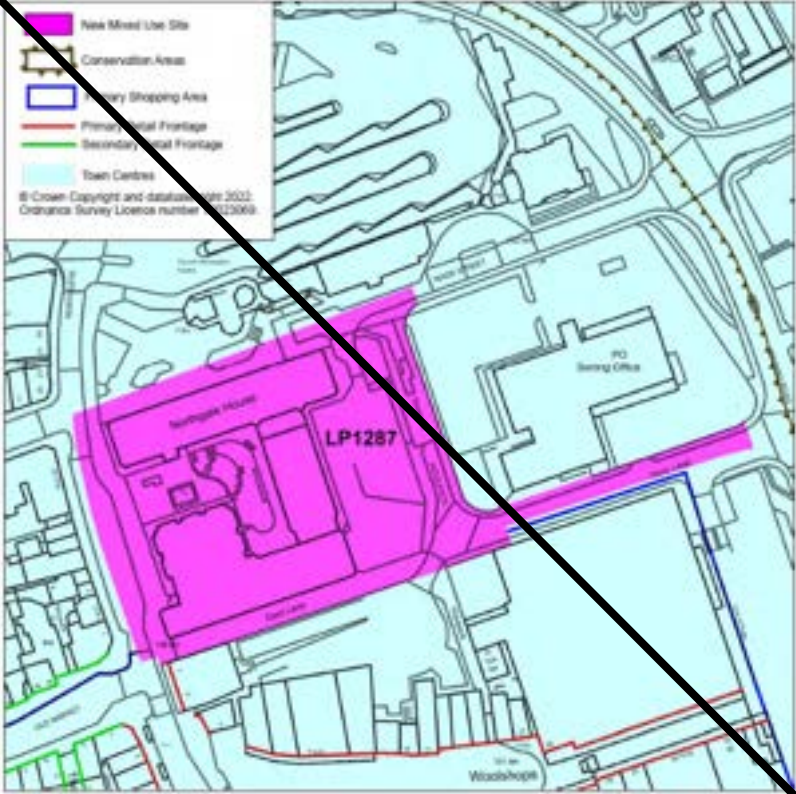

Change Reference	Policy	Reference	Comments	Reason
SD02 - 49	SD7	LP1137	Site boundary reduced along southern boundary to reflect planning permission granted on land to the south.	Update

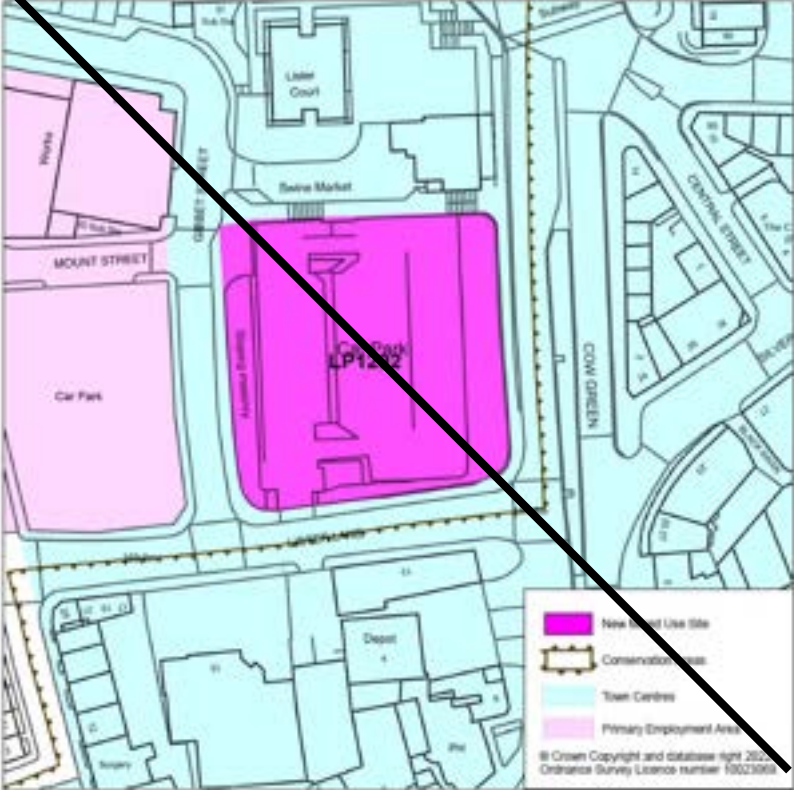
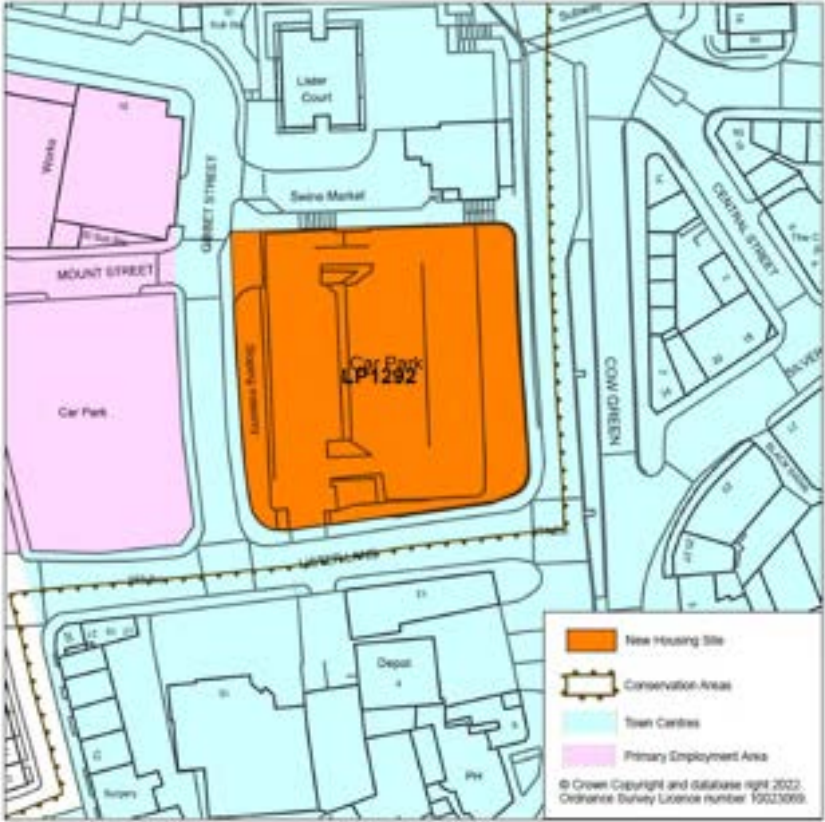


Change Reference	Policy	Reference	Comments	Reason
SD02 - 50	SD7	LP1216	Site reduced to reflect site availability.	Update.
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Map showing site LP1216 (orange) and surrounding areas (LP1229, LP1215). A diagonal line is drawn across the site, indicating a reduction in site availability. The legend includes: New Housing Site (orange), Unstable Land (hatched), Open Space (green), Green Belt (light green), and Wildlife Habitat Network (dotted). © Crown Copyright and database right 2022. Ordnance Survey Licence number 10003969.</p> </div> <div style="text-align: center;">  <p>Map showing site LP1216 (orange) and surrounding areas (LP1229, LP1215). The site boundaries are reduced compared to the previous map. The legend includes: New Housing Site (orange), Unstable Land (hatched), Open Space (green), Green Belt (light green), and Wildlife Habitat Network (dotted). © Crown Copyright and database right 2022. Ordnance Survey Licence number 10003969.</p> </div> </div>				

Change Reference	Policy	Reference	Comments	Reason
SD02 - 51	SD5	LP1218	Amended boundary reflect updates to the most recent OS base map (March 2021), resulting in minor modifications to site area.	Update
<div style="display: flex; justify-content: space-around;">   </div>				

Change Reference	Policy	Reference	Comments	Reason	
SD02 - 52	SD5	LP1231	Amended boundary reflect updates to the most recent OS base map (March 2021), resulting in minor modifications to southern boundary of the site.	Update	
					

Change Reference	Policy	Reference	Comments	Reason
SD02 - 53	SD6	LP1287		Proposed allocation is deleted from the Plan. The site has been developed as a Sixth Form College.
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 117</p>				

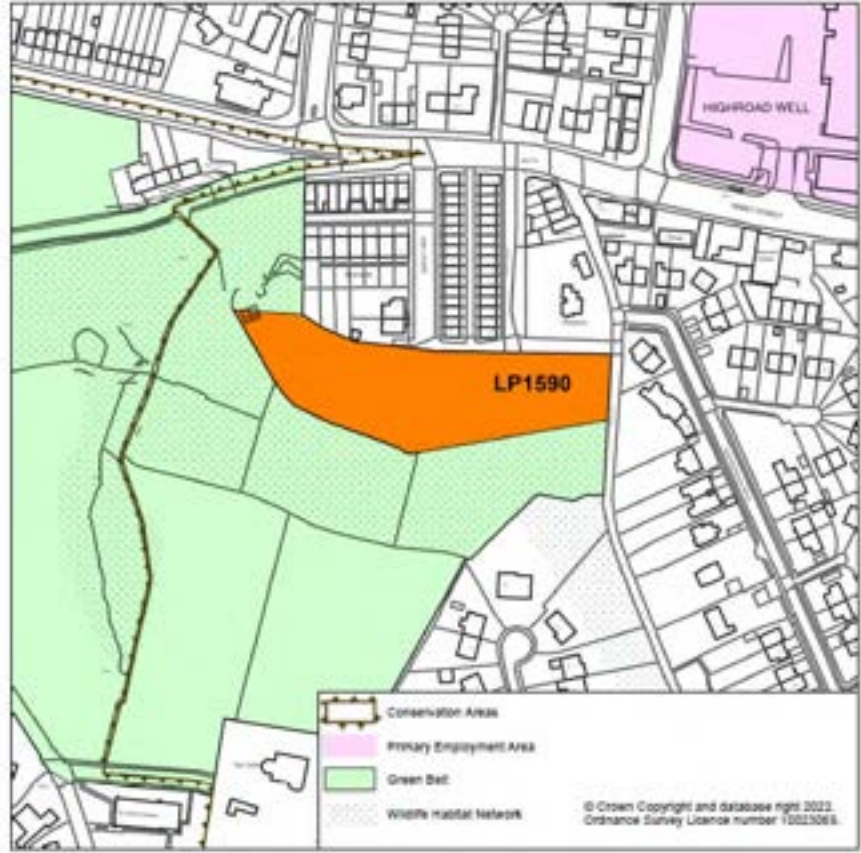
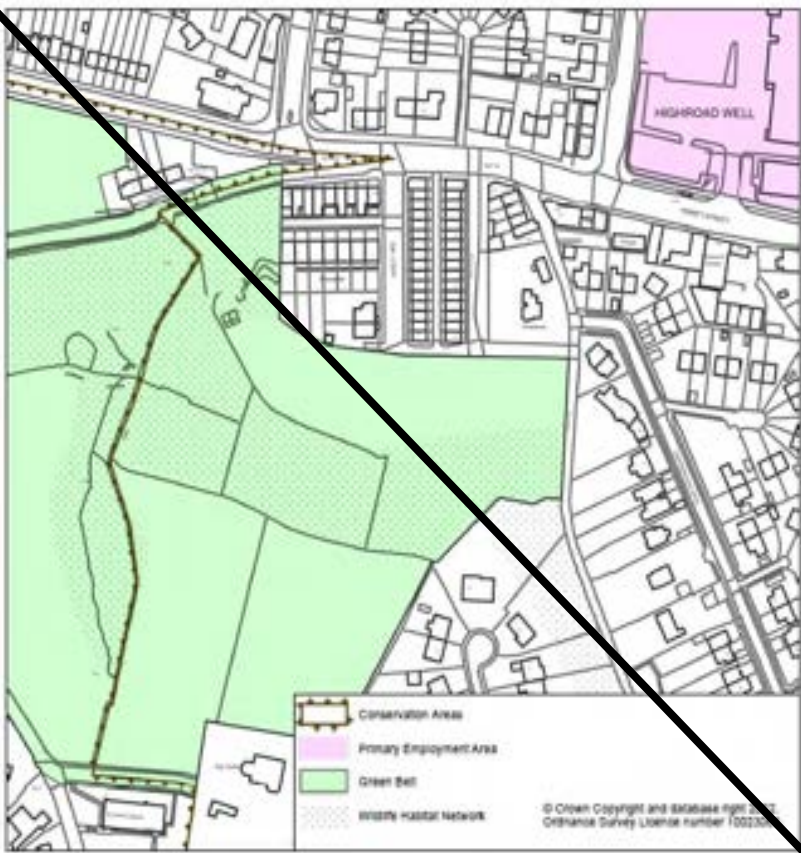
Change Reference	Policy	Reference	Comments	Reason
SD02 - 54	SD6, SD7	LP1292		Proposed allocation changed from New Mixed Use Site to New Housing Site
<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;">  </div> <div style="width: 48%;">  </div> </div>				

Change Reference	Policy	Reference	Comments	Reason
SD02 - 55	SD7	LP1409	This site was consulted on during the CC39 consultation.	Inclusion of New Housing Site LP1409

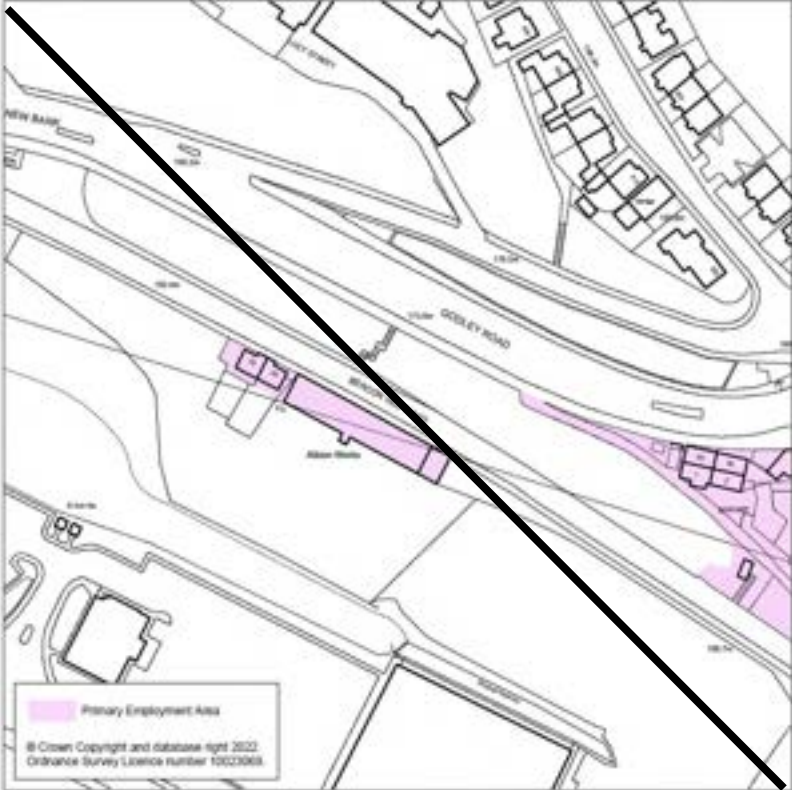

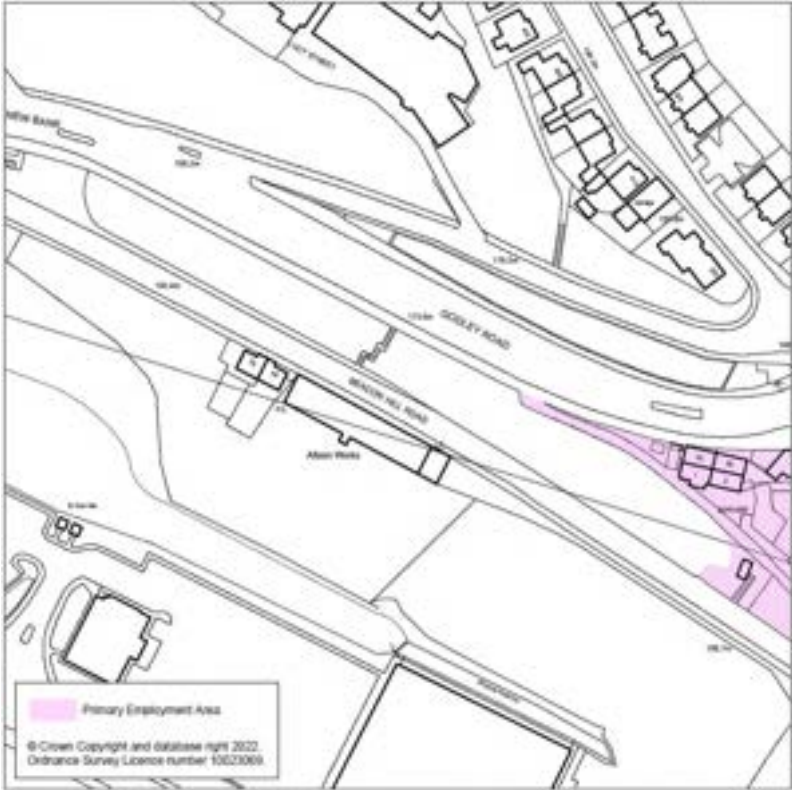

Change Reference	Policy	Reference	Comments	Reason
SD02 - 56	SD5	LP1433	Amended boundary reflect updates to the most recent OS base map (March 2021), resulting in minor modifications to site area.	Update
				



Change Reference	Policy	Reference	Comments	Reason
SD02 - 57	SD7	LP1487	Proposed allocation is deleted from the Plan	Addition of new compensatory Open Space designation for sites LP1486, LP1488 & LP1489 as amenity green space for recreational use.
	GN6	New-1487 Amenity Land (CMBC owned).		Addition of new compensatory Open Space designation for sites LP1486, LP1488 & LP1489 as amenity green space for recreational use.
 <p data-bbox="327 1085 560 1228"> New Housing Site Green Belt <small>© Crown Copyright and database right 2022. Ordnance Survey Licence number 100023009</small> </p>			 <p data-bbox="1164 1053 1411 1228"> New Housing Site Open Space Green Belt <small>© Crown Copyright and database right 2022. Ordnance Survey Licence number 100023009</small> </p>	



Change Reference	Policy	Reference	Comments	Reason
SD02 - 58	SD7	LP1590	This site was consulted on during the CC39 consultation.	Inclusion of New Housing Site LP1590



Change Reference	Policy	Reference	Comments	Reason
SD02 - 59	SD7	LP1609	Site boundary has been amended to reflect the recent updates to the the OS base map (March 2021).	Update


Change Reference	Policy	Reference	Comments	Reason
SD02 - 60	EE1	Primary Employment Area	PEA has been deleted at 52 Beacon Hill Road, Halifax due to completion of residential development. This is a deletion of 0.07ha of PEA.	To ensure clarity and effectiveness of the application of Policy EE1.
 <p data-bbox="322 1082 600 1193">  Primary Employment Area <small>© Crown Copyright and database right 2022. Ordnance Survey Licence number 100230669.</small> </p>			 <p data-bbox="1167 1082 1444 1193">  Primary Employment Area <small>© Crown Copyright and database right 2022. Ordnance Survey Licence number 100230669.</small> </p>	

Change Reference	Policy	Reference	Comments	Reason
SD02 - 61	EE1	Primary Employment Area	PEA has been deleted at Netherton House, Brow Lane, Halifax due to completion of residential development. This is a deletion of 0.07ha of PEA.	To ensure clarity and effectiveness of the application of Policy EE1.
 <p data-bbox="322 1059 600 1171"> <small>© Crown Copyright and database right 2022. Ordnance Survey Licence number 100030069.</small> </p>			 <p data-bbox="1169 1059 1447 1171"> <small>© Crown Copyright and database right 2022. Ordnance Survey Licence number 100030069.</small> </p>	

Change Reference	Policy	Reference	Comments	Reason
SD02 - 62	RT1	Retail Hierarchy	Addition of Boothtown (& Ackroydon) Local Centre to the Policies Map.	To ensure clarification and effectiveness in the application of the suite of Retailing and Town Centre policies.
				


Change Reference	Policy	Reference	Comments	Reason
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 127</p>				



Change Reference	Policy	Reference	Comments	Reason
SD02 - 63	RT1	Retail Hierarchy	Addition of Ovenden Cross Local Centre to the Policies Map.	To ensure clarification and effectiveness in the application of the suite of Retailing and Town Centre policies.

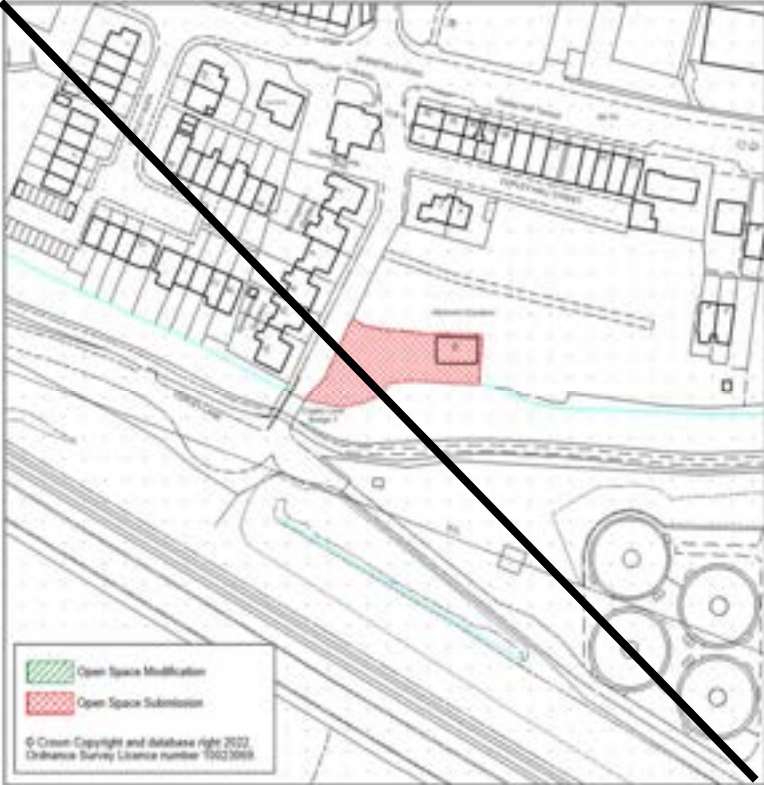

Change Reference	Policy	Reference	Comments	Reason
SD02 - 64	RT1	Retail Hierarchy	Addition of Queen's Road South Local Centre to the Policies Map.	To ensure clarification and effectiveness in the application of the suite of Retailing and Town Centre policies.
 <p>The figure consists of two side-by-side maps of a residential and industrial area. The left map shows a site labeled 'LP1431' highlighted in pink, with a diagonal line drawn across it. The right map shows the same area, but with a 'Town Centre' area highlighted in light blue and the 'LP1431' site still highlighted in pink. Both maps include a legend and copyright information: '© Crown Copyright and database right 2022. Ordnance Survey Licence number 100023069'.</p>				

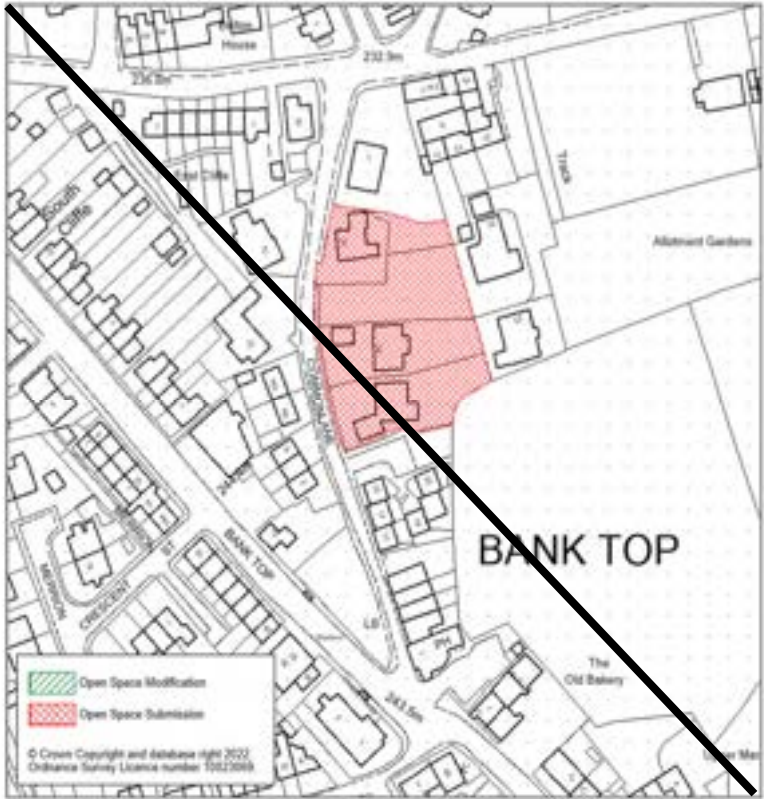

Change Reference	Policy	Reference	Comments	Reason
SD02 - 65	RT1	Retail Hierarchy	Addition of Skircoat Green Local Centre to the Policies Map.	To ensure clarification and effectiveness in the application of the suite of Retailing and Town Centre policies.

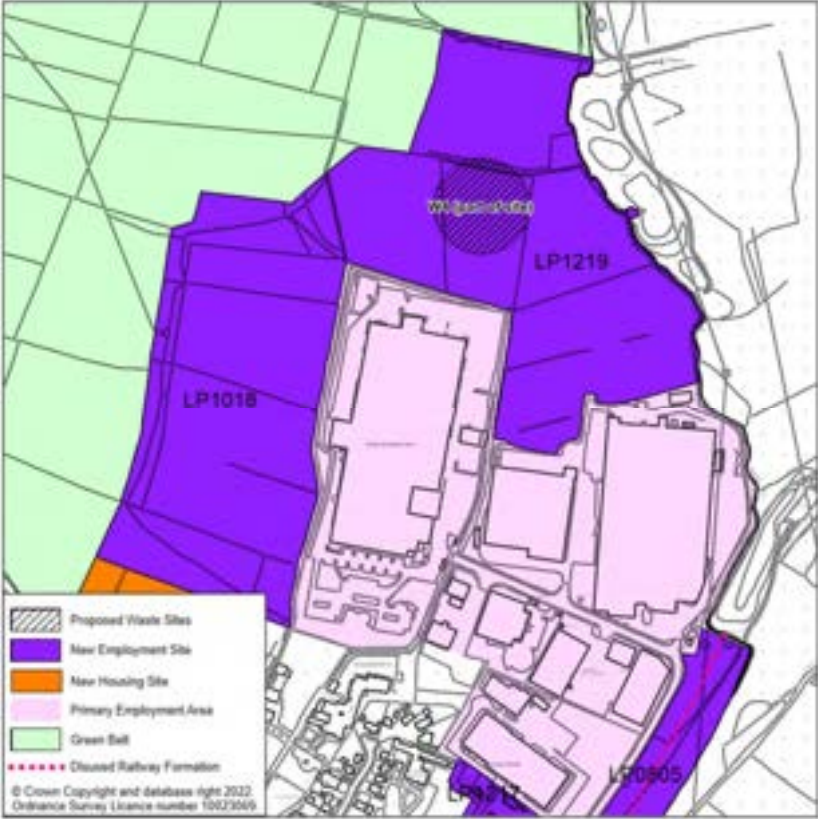
Change Reference	Policy	Reference	Comments	Reason
SD02 - 66	RT2	Shopping Frontages	Removal of the Primary and Secondary Frontages designation in Halifax Town Centre.	As a consequence of Main Modification to Policy RT2.
				

Change Reference	Policy	Reference	Comments	Reason
SD02 - 67	GN6 – Open Space	New-117 Sports and/or Recreation Ground at Calderdale College, Halifax.	Removal of new college buildings from open space designation.	Update
				

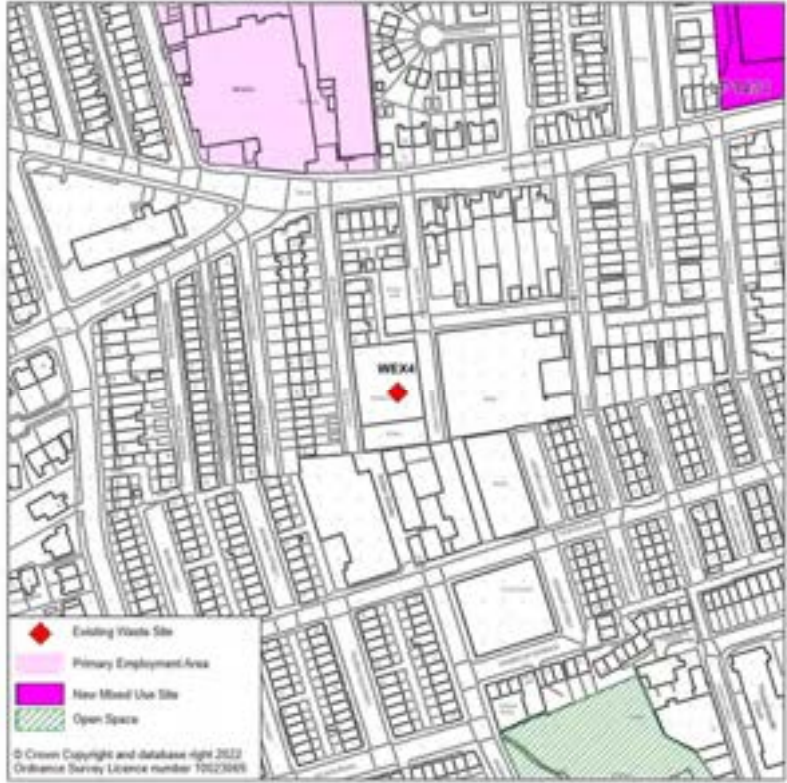
Change Reference	Policy	Reference	Comments	Reason
SD02 - 68	GN6 – Open Space	New-117 Amenity Land at Calderdale College, Halifax	Removal of new college buildings and inclusion of full sports pitch in open space designation. Open Space typology is no longer Amenity Land as site is now used as sports pitches. Therefore, typology has been reclassified from Amenity land to Sports and/or Recreation Ground.	Update
				

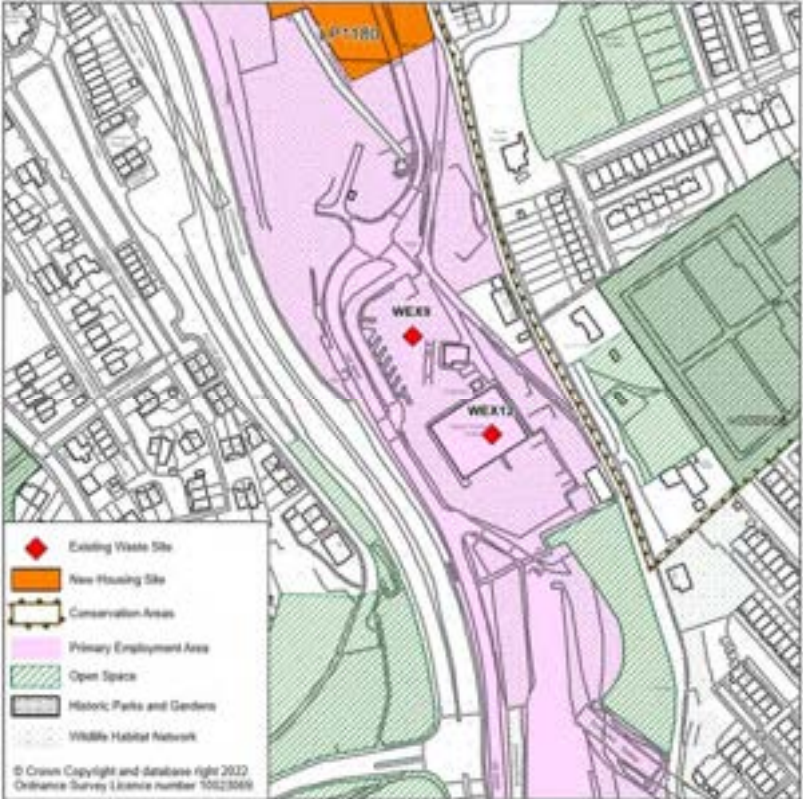
Change Reference	Policy	Reference	Comments	Reason
SD02 - 69	GN6 – Open Space	25-05a Amenity Land 60 Copley Lane, Halifax	Removal of Open Space site 25-05a as site is built out.	Update
		 <p>Open Space Modification Open Space Submission</p> <p>© Crown Copyright and database right 2022 Ordnance Survey Licence number 10023068</p>		 <p>Open Space Modification Open Space Submission</p> <p>© Crown Copyright and database right 2022 Ordnance Survey Licence number 10023068</p>

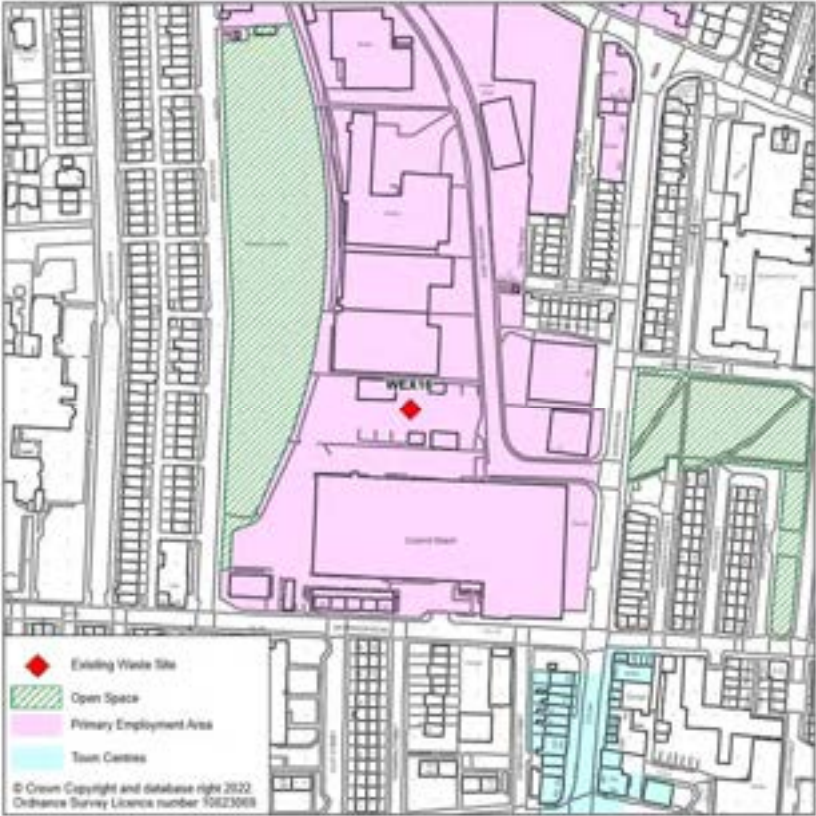
Change Reference	Policy	Reference	Comments	Reason
SD02 - 70	GN6 – Open Space	New-56 Allotments/ Small Holdings Land Off Common Lane, Bank Top, Halifax	Removal of Open Space site New-56 as site is built out. Formerly disused allotments.	Update
				


Change Reference	Policy	Reference	Comments	Reason
SD02 - 71	WA2	W4	Proposed Waste Allocation	Update 

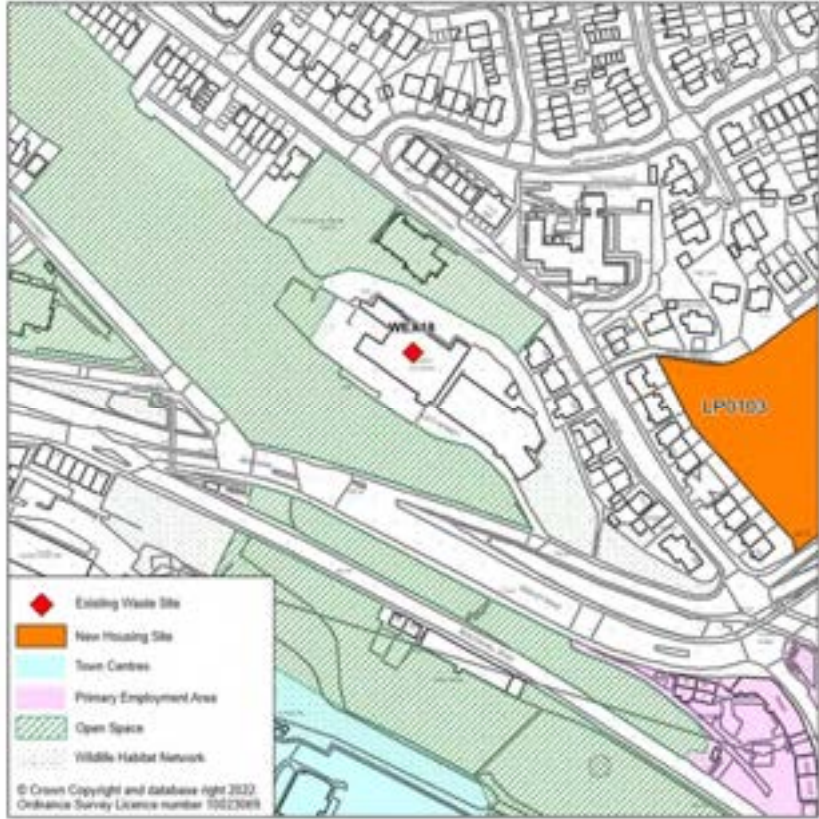
Change Reference	Policy	Reference	Comments	Reason
SD02 - 72	WA2	WLP2	Site no longer proposed as a Waste allocation	Update
	WA5	WEX20	To show the location of existing Waste sites on the Policies Map.	Update.


Change Reference	Policy	Reference	Comments	Reason
SD02 - 73	WA6	WEX4	To show the location of existing waste sites on the Policies Map	Update
				

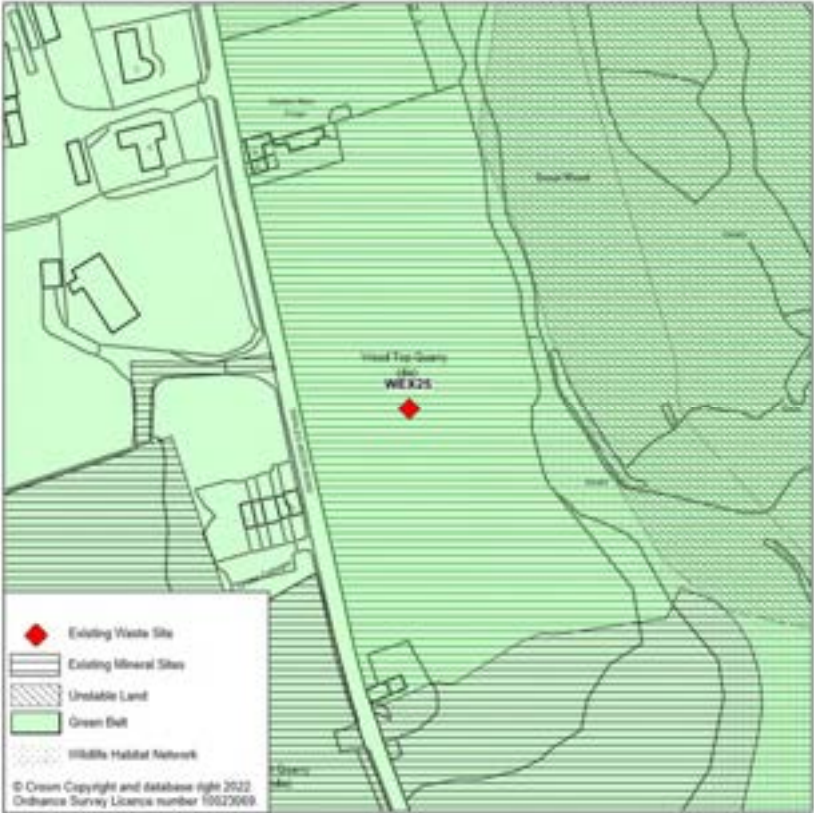
Change Reference	Policy	Reference	Comments	Reason
SD02 - 74	WA6	WEX9	To show the location of existing waste sites on the Policies Map	Update
	WA6	WEX12	To show the location of existing waste sites on the Policies Map	Update
				 <p data-bbox="1189 1157 1444 1193">© Crown Copyright and database right 2022 Ordnance Survey Licence number 100023046</p>

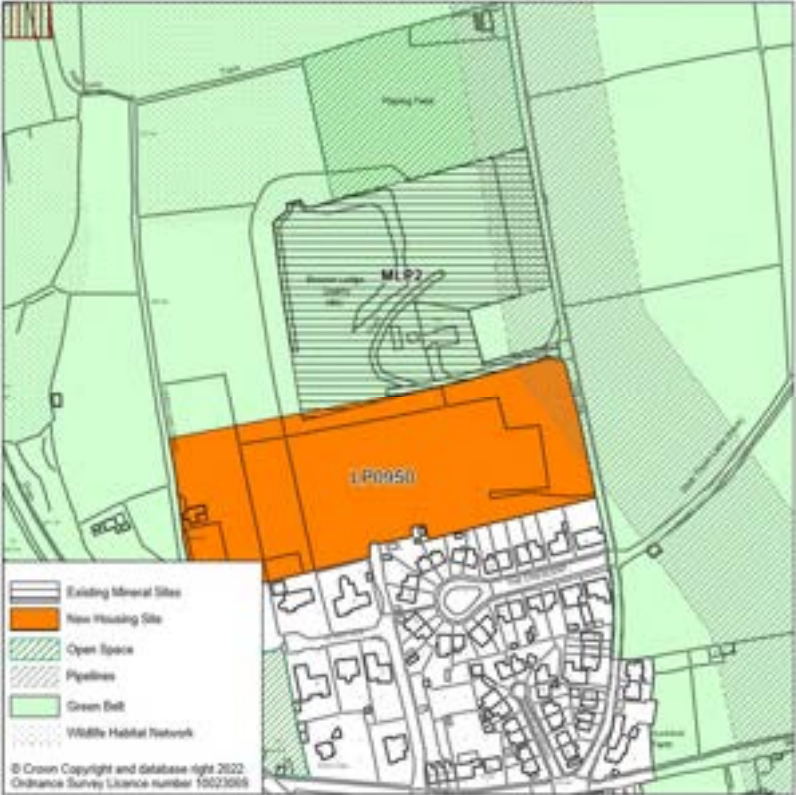
Change Reference	Policy	Reference	Comments	Reason
SD02 - 75	WA6	WEX16	To show the location of existing waste sites on the Policies Map	<p>Update</p> 

Change Reference	Policy	Reference	Comments	Reason
SD02 - 76	WA6	WEX17	To show the location of existing waste sites on the Policies Map	<p>Update</p> 

Change Reference	Policy	Reference	Comments	Reason
SD02 - 77	WA6	WEX18	To show the location of existing waste sites on the Policies Map	Update
				


Change Reference	Policy	Reference	Comments	Reason
SD02 - 78	WA6	WEX22	To show the location of existing waste sites on the Policies Map	Update
	WA6	WEX24	To show the location of existing waste sites on the Policies Map	Update
				

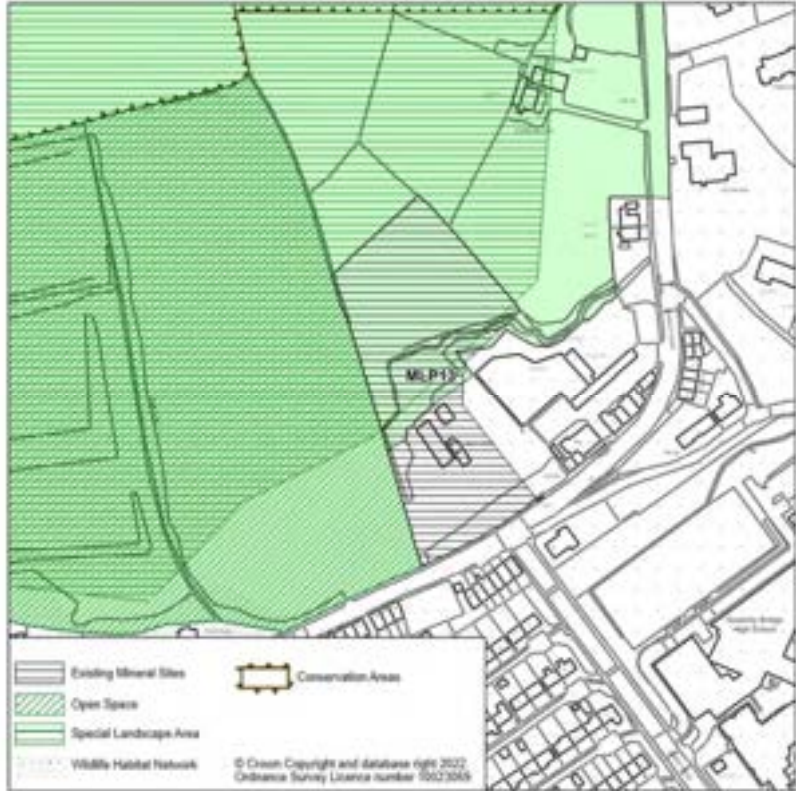
Change Reference	Policy	Reference	Comments	Reason
SD02 - 79	WA6	WEX25	To show the location of existing waste sites on the Policies Map	Update
			 <p>© Crown Copyright and database right 2022 Ordnance Survey Licence number 10023069.</p>	

Change Reference	Policy	Reference	Comments	Reason
SD02 - 80	MS5	MLP2	To show the location of mineral allocations on the Policies Map	Update
				

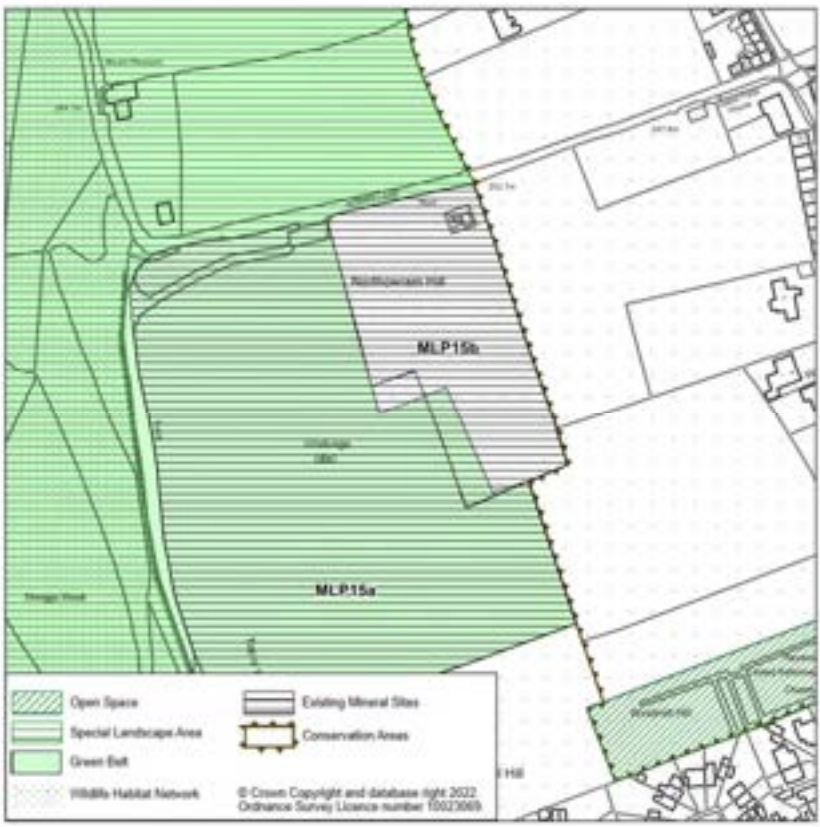
Change Reference	Policy	Reference	Comments	Reason
SD02 - 81	MS5	MLP9	To show the location of mineral allocations on the Policies Map	Update
				

Change Reference	Policy	Reference	Comments	Reason
SD02 - 82	MS5	MLP11	To show the location of mineral allocations on the Policies Map	Update

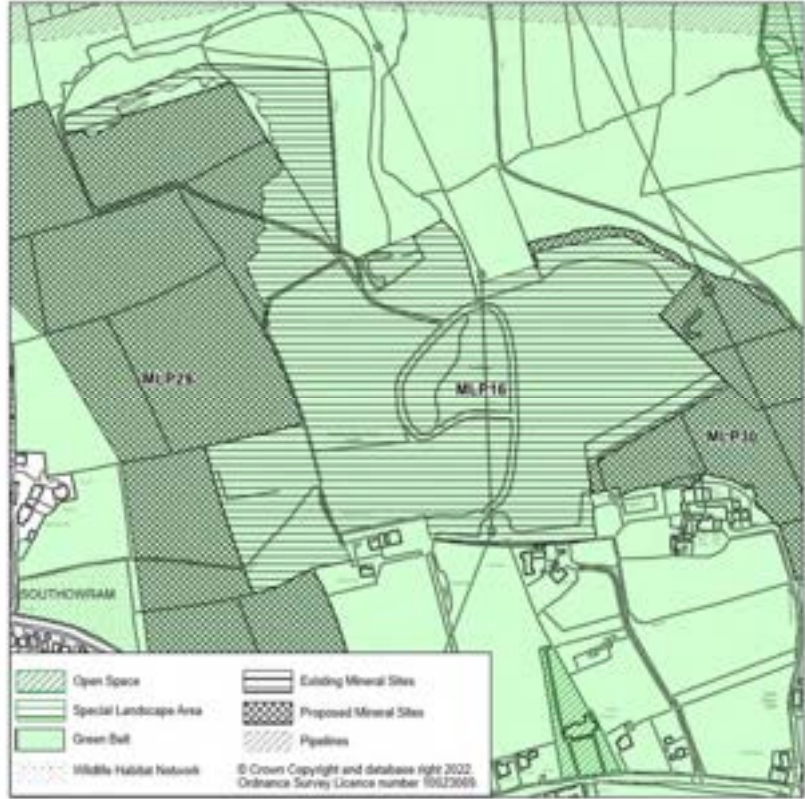
Change Reference	Policy	Reference	Comments	Reason
SD02 - 83	MS5	MLP12	To show the location of mineral allocations on the Policies Map	Update
				 <p>The map displays a landscape with various land use designations. A central area is shaded with a cross-hatch pattern and labeled 'MLP12'. A legend in the bottom-left corner identifies the following features:</p> <ul style="list-style-type: none"> Existing Mineral Sites (indicated by a solid grey box) Unstable Land (indicated by a cross-hatch pattern) Special Landscape Area (indicated by a green hatched box) Wildlife Habitat Network (indicated by a dotted pattern) <p>© Crown Copyright and database right 2022 Ordnance Survey Licence number 10023069</p>

Change Reference	Policy	Reference	Comments	Reason
SD02 - 84	MS5	MLP13	To show the location of mineral allocations on the Policies Map	<p>Update</p> 

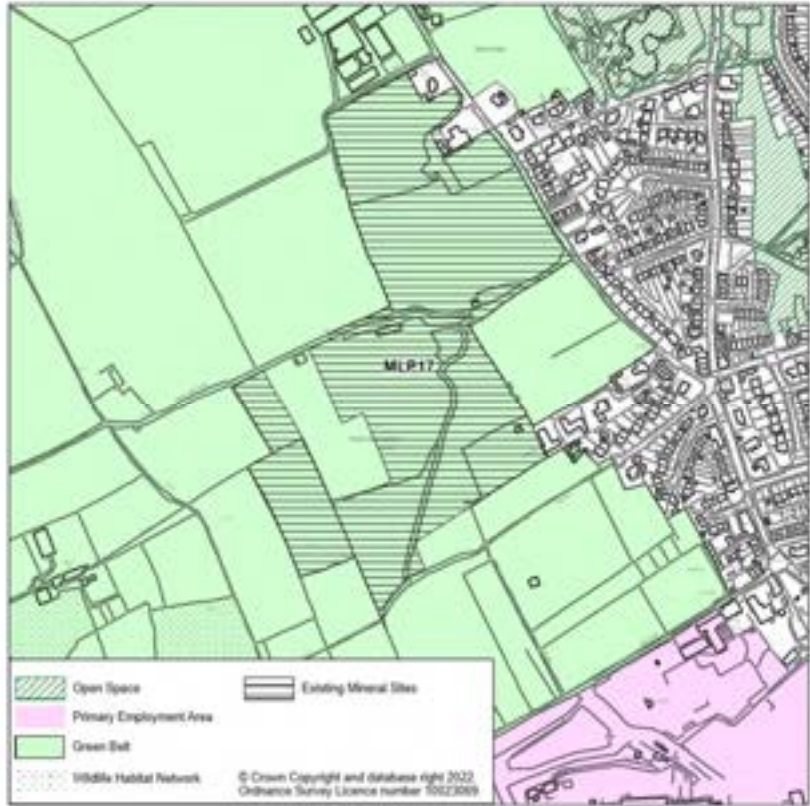
Change Reference	Policy	Reference	Comments	Reason
SD02 - 85	MS5	MLP14	To show the location of mineral allocations on the Policies Map	Update
				 <p>The map displays mineral allocation sites (MLP14 and MLP9) and Green Belt areas. MLP14 is located near Mount Tabor Quarry. The map includes a legend for Existing Mineral Sites, Green Belt, and Wildlife Habitat Network. Copyright information for Ordnance Survey is also present.</p>


Change Reference	Policy	Reference	Comments	Reason
SD02 - 86	MS5	MLP15b	To show the location of mineral allocations on the Policies Map	<p>Update</p> 

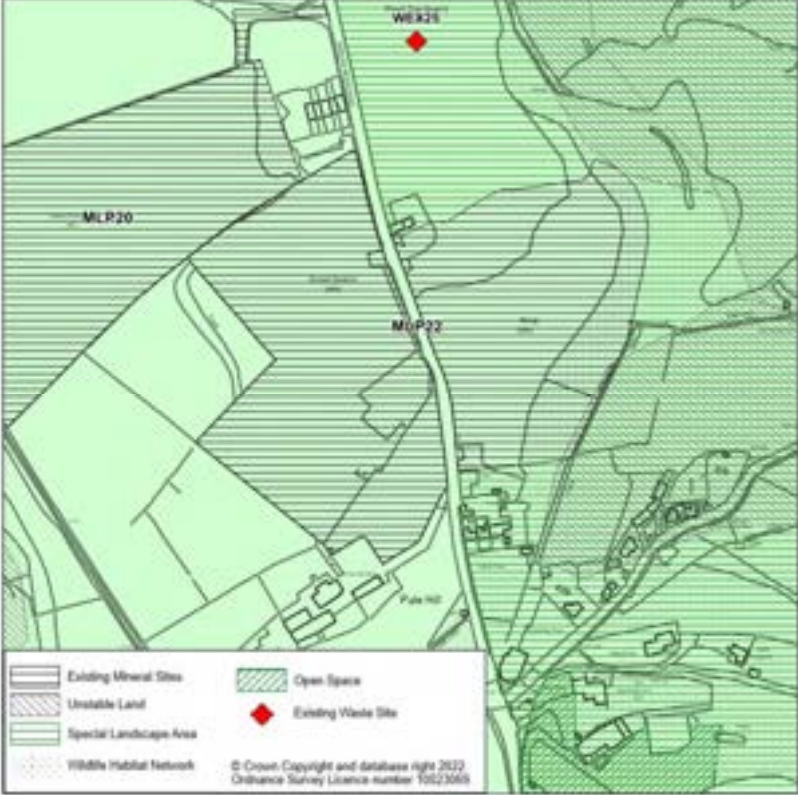
Change Reference	Policy	Reference	Comments	Reason
SD02 - 87	MS5	MLP16	To show the location of mineral allocations on the Policies Map	Update



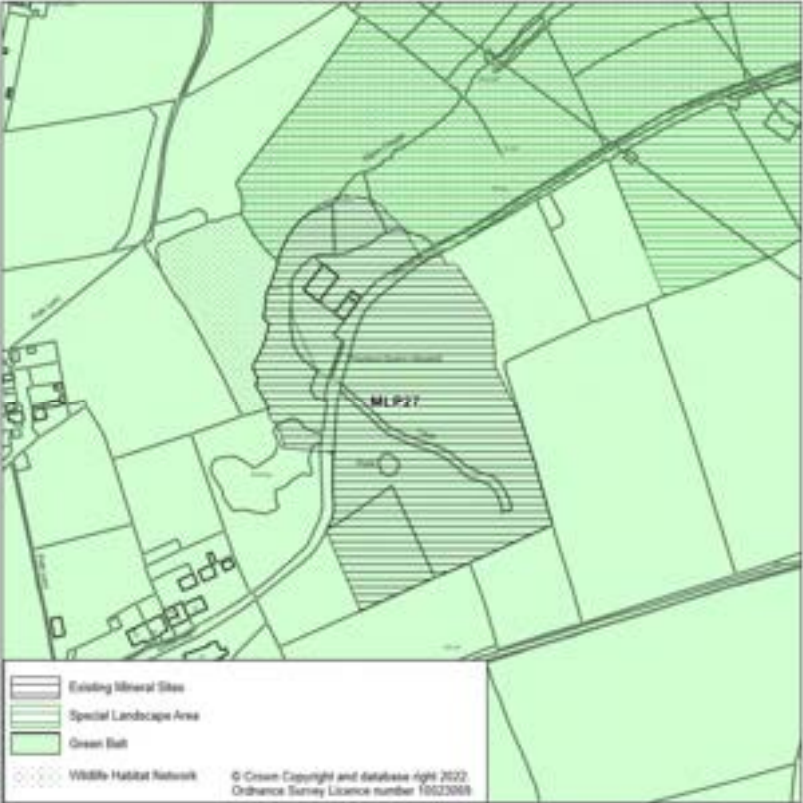
Change Reference	Policy	Reference	Comments	Reason
SD02 - 88	MS5	MLP17	To show the location of mineral allocations on the Policies Map	Update

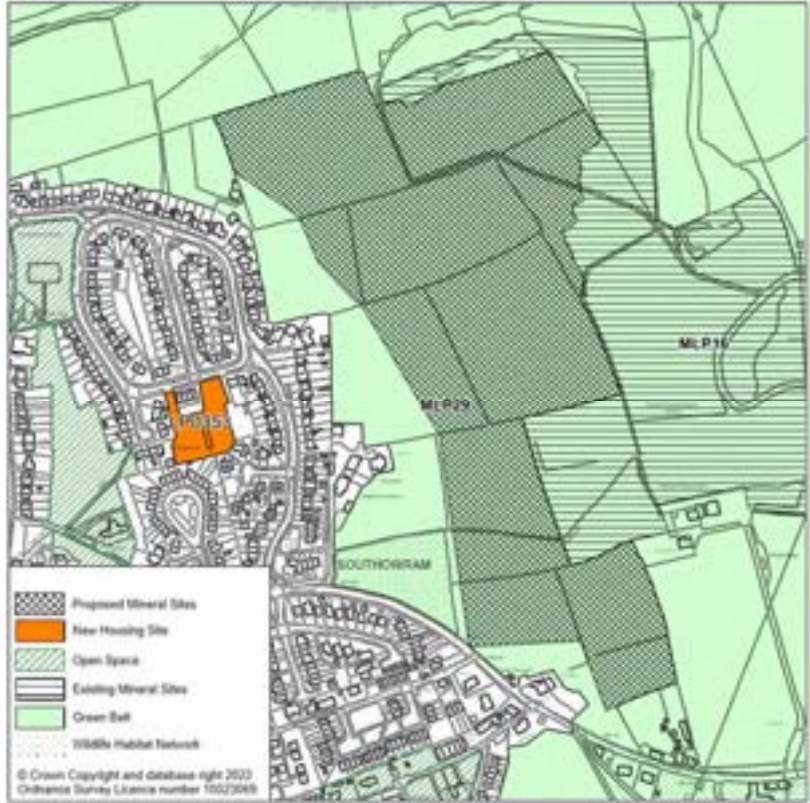


Change Reference	Policy	Reference	Comments	Reason
SD02 - 89	MS5	MLP20	To show the location of mineral allocations on the Policies Map	Update
				 <p>The map displays a landscape with various planning designations. A large area is shaded with diagonal lines and labeled 'MLP20', indicating mineral allocations. To the right, a red diamond symbol marks an 'Existing Waste Site' labeled 'WER25'. The map also shows a 'Special Landscape Area' with a light green background and a 'Wildlife Habitat Network' with a dotted pattern. A legend at the bottom left identifies these symbols: hatched for 'Unstable Land', light green for 'Special Landscape Area', dotted for 'Wildlife Habitat Network', hatched with horizontal lines for 'Existing Mineral Sites', and a red diamond for 'Existing Waste Site'. Copyright information at the bottom right reads: '© Crown Copyright and database right 2023. Ordnance Survey Licence number 100030698'.</p>

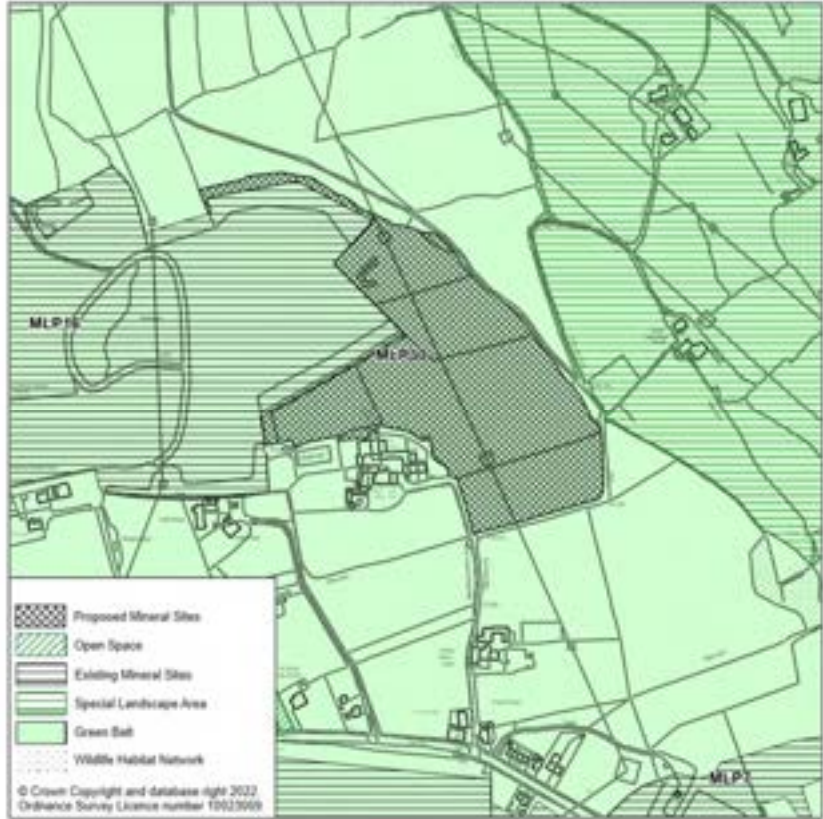
Change Reference	Policy	Reference	Comments	Reason
SD02 - 90	MS5	MLP22	To show the location of mineral allocations on the Policies Map	<p>Update</p>  <p>© Crown Copyright and database right 2022 Ordnance Survey Licence number 10023065</p>

Change Reference	Policy	Reference	Comments	Reason
SD02 - 91	MS5	MLP26	To show the location of mineral allocations on the Policies Map	Update
				 <p>The map displays a landscape with various planning designations. A central area is shaded with diagonal lines and labeled 'MLP26', representing mineral allocations. This area is surrounded by a green belt, indicated by a light green background. Other features include a Special Landscape Area (hatched pattern), Existing Mineral Sites (dotted pattern), and Pipelines (dashed lines). A Wildlife Habitat Network is also shown with a dotted pattern. The map includes a legend in the bottom left corner with the following items:</p> <ul style="list-style-type: none"> Existing Mineral Sites Special Landscape Area Green Belt Wildlife Habitat Network Pipelines <p>© Crown Copyright and database right 2023 Ordnance Survey Licence number 10003863</p>

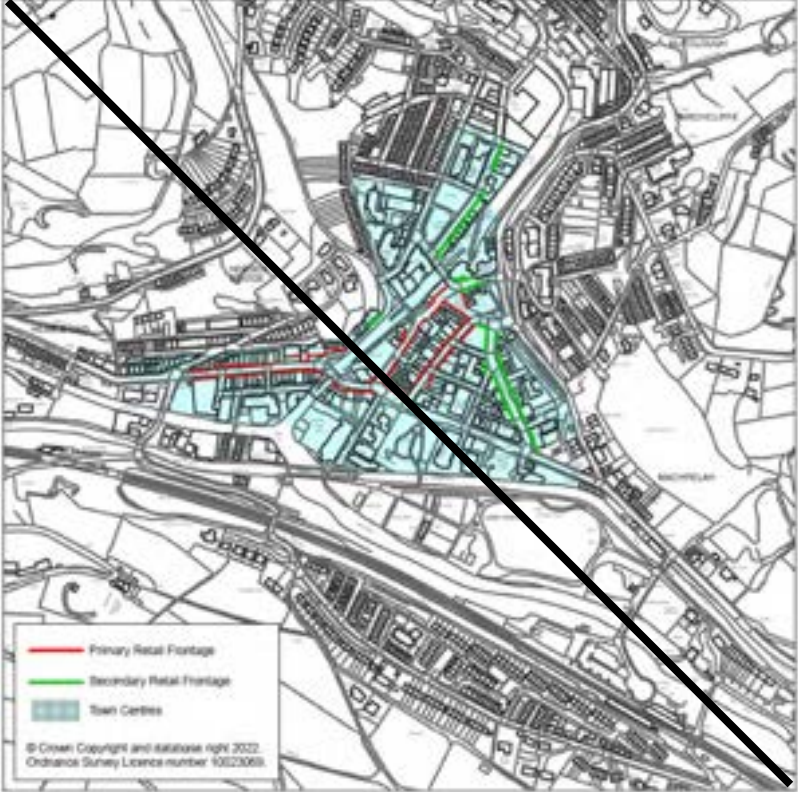
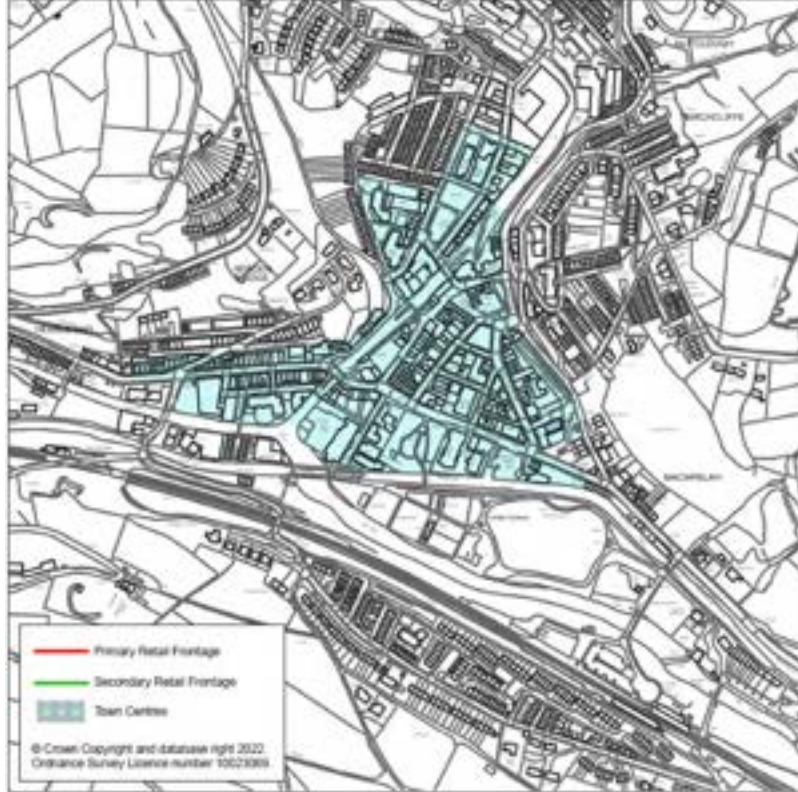
Change Reference	Policy	Reference	Comments	Reason
SD02 - 92	MS5	MLP27	To show the location of mineral allocations on the Policies Map	Update
				


Change Reference	Policy	Reference	Comments	Reason
SD02 - 93	MS5	MLP29	To show the location of mineral allocations on the Policies Map	Update
				

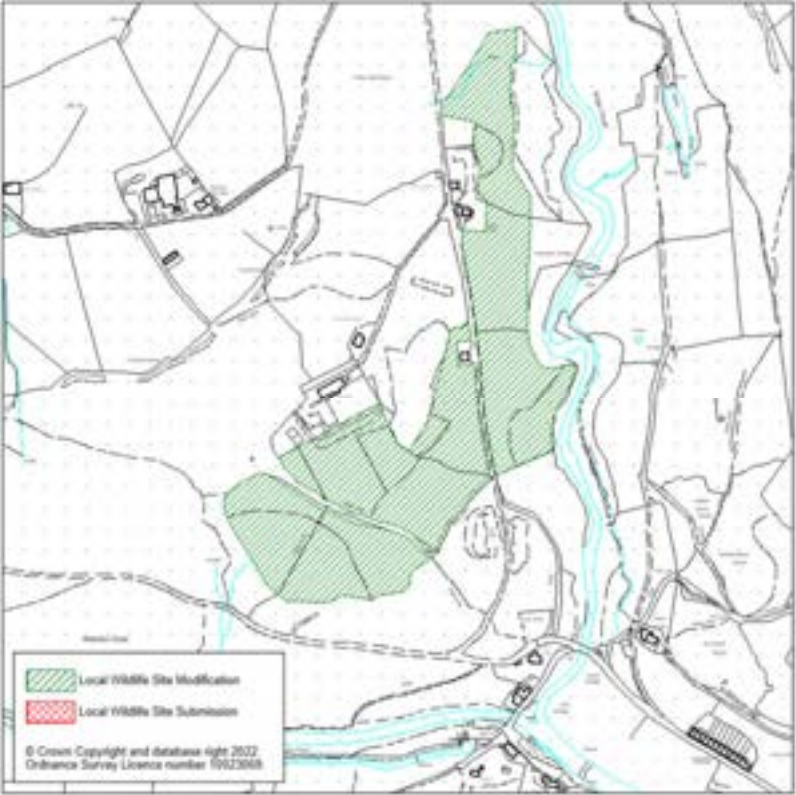
Change Reference	Policy	Reference	Comments	Reason
SD02 - 94	MS5	MLP30	To show the location of mineral allocations on the Policies Map	Update




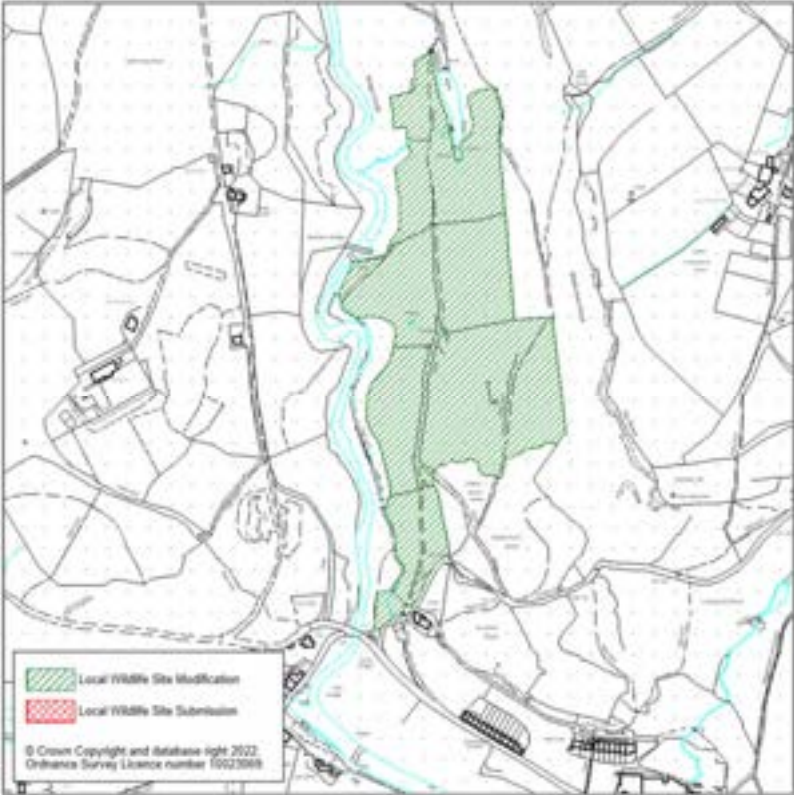
4. Hebden Bridge Local Plan Area

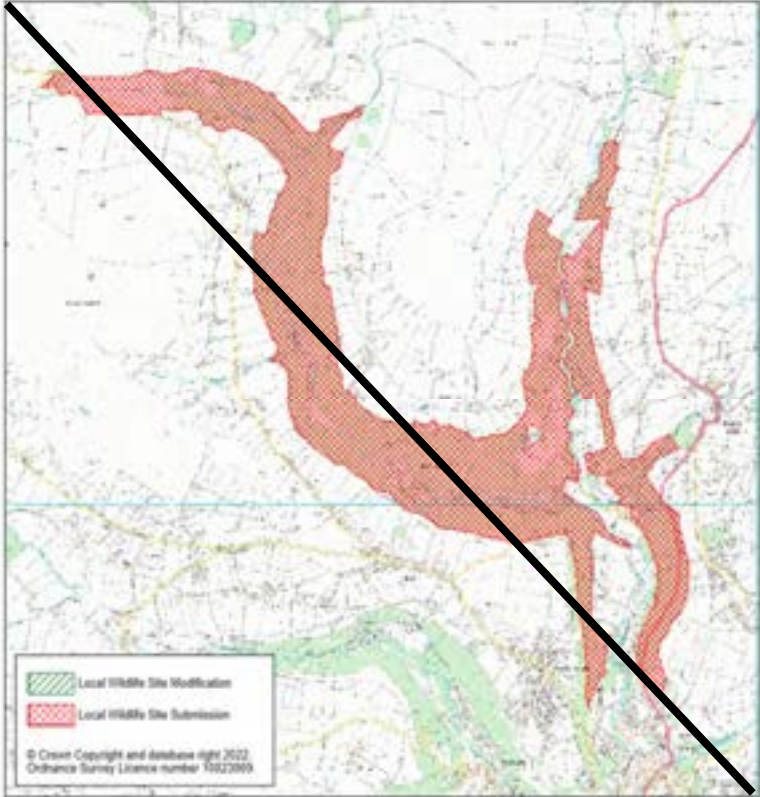

Change Reference	Policy	Reference	Comments	Reason
SD02 - 95	RT2	Shopping Frontages	Removal of the Primary and Secondary Frontages designation in Hebden Bridge Town Centre.	As a consequence of Main Modification to Policy RT2.
 <p data-bbox="331 1157 593 1316"> — Primary Retail Frontage — Secondary Retail Frontage Town Centres <small>© Crown Copyright and database right 2022. Ordnance Survey Licence number 10023069.</small> </p>			 <p data-bbox="1211 1157 1473 1316"> — Primary Retail Frontage — Secondary Retail Frontage Town Centres <small>© Crown Copyright and database right 2022. Ordnance Survey Licence number 10023069.</small> </p>	

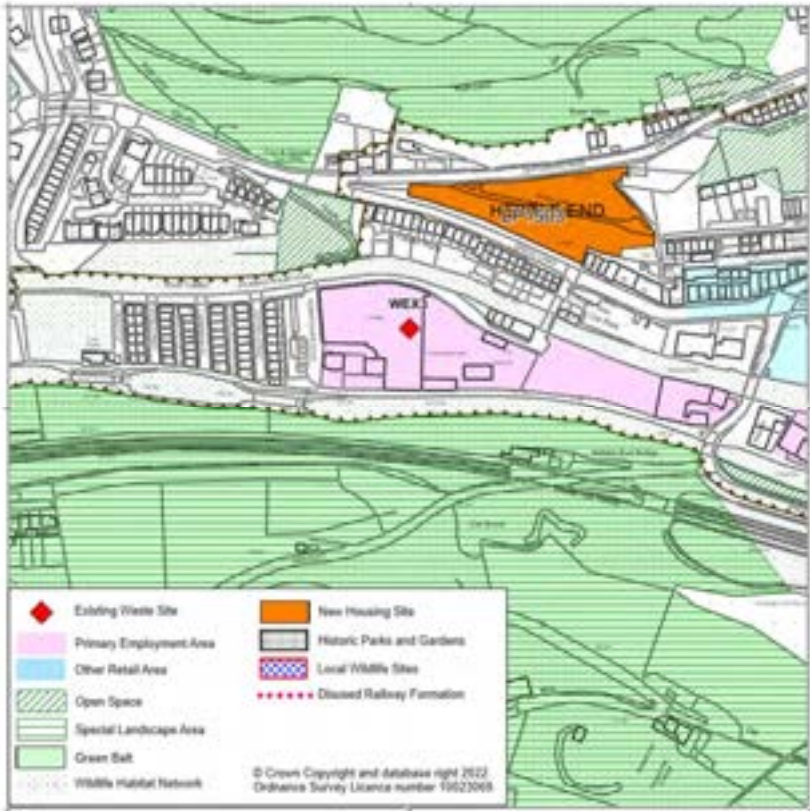
Change Reference	Policy	Reference	Comments	Reason
SD02 - 95	GN3 Natural Environment (Local Wildlife Site)	New High Laithe Farm	New LWS designated on 9th May 2019.	Update
				 <p>The map displays a geographical area with various land parcels and features. A prominent yellow road runs vertically through the center. To the right, a blue river flows through the landscape. Several areas are highlighted in green with diagonal hatching, indicating 'Local Wildlife Site Modification'. A legend in the bottom-left corner of the map area identifies these hatched areas as 'Local Wildlife Site Modification' and a red hatched area as 'Local Wildlife Site Submission'. The map also shows other features like 'Black Down', 'High Laithe Farm', and 'Hedden Dale'. A copyright notice at the bottom of the map reads: '© Crown Copyright and database right 2022 Ordnance Survey Licence number 100039666'.</p>

Change Reference	Policy	Reference	Comments	Reason
SD02 - 96	GN3 Natural Environment (Local Wildlife Site)	Hollin Hall	New LWS designated on 9th May 2019.	Update
				 <p>The map displays a geographical area with various land parcels and a watercourse. A legend in the bottom-left corner identifies two types of sites: 'Local Wildlife Site Modification' (indicated by a green hatched pattern) and 'Local Wildlife Site Submission' (indicated by a red hatched pattern). The map shows several green hatched areas, primarily clustered around a central building complex and extending along a watercourse. A red hatched area is also visible near the bottom right. The map includes a scale bar and copyright information: '© Crown Copyright and database right 2022. Ordnance Survey Licence number 100030688'.</p>

Change Reference	Policy	Reference	Comments	Reason
SD02 - 97	GN3 Natural Environment (Local Wildlife Site)	Clough Hole Pasture	New LWS designated on 12th December 2019.	Update
				 <p>The map displays a rural landscape with a river and several fields. A legend in the bottom-left corner identifies two types of Local Wildlife Site (LWS) changes: 'Local Wildlife Site Modification' (indicated by a green hatched area) and 'Local Wildlife Site Submission' (indicated by a red hatched area). The modification area is a large green hatched field adjacent to the river. The submission area is a small red hatched area near the riverbank. A copyright notice at the bottom of the map reads: '© Crown Copyright and database right 2022. Ordnance Survey Licence number 100230998.'</p>


Change Reference	Policy	Reference	Comments	Reason
SD02 - 98	GN3 Natural Environment (Local Wildlife Site)	Crimsworth Dean Pastures	New LWS designated on 12th December 2019.	Update
				 <p>The map displays the Crimsworth Dean Pastures area, which is designated as a Local Wildlife Site. A large central area is shaded in green with diagonal hatching, indicating a 'Local Wildlife Site Modification'. A smaller area to the south is shaded in red with diagonal hatching, indicating a 'Local Wildlife Site Substrains'. The map also shows surrounding fields, roads, and a river. A legend in the bottom left corner identifies the shading patterns. Below the legend, the text reads: '© Crown Copyright and database right 2022. Ordnance Survey Licence number 10023998'.</p>

Change Reference	Policy	Reference	Comments	Reason
SD02 - 99	GN3 Natural Environment (Local Wildlife Site)	Hardcastle Crags	Amended Boundary to LWS agreed on 12th December 2019.	Update
				



Change Reference	Policy	Reference	Comments	Reason
SD02 - 100	WA6	WEX3	To show the location of existing waste sites on the Policies Map	<p>Update</p> 

Change Reference	Policy	Reference	Comments	Reason
SD02 - 101	WA6	WEX8	To show the location of existing waste sites on the Policies Map	Update
				<p>The map displays a geographical area with various land use designations. A red diamond symbol, representing an 'Existing Waste Site', is located within a pink-shaded 'Primary Employment Area'. The surrounding area includes green hatched regions for 'Open Space' and solid green areas for 'Green Belt'. A legend in the bottom-left corner of the map provides the key for these symbols. The map also shows a 'Wildlife Habitat Network' indicated by dotted lines. Text at the bottom of the map reads: '© Crown Copyright and database right 2002 Ordnance Survey Licence number 100020855'.</p>

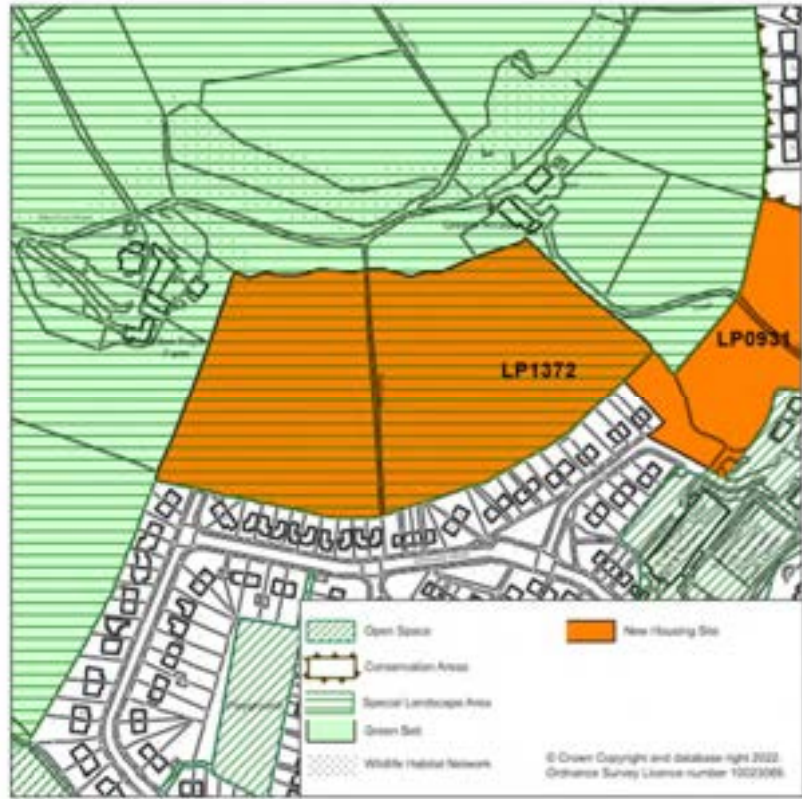
Change Reference	Policy	Reference	Comments	Reason
SD02 - 102	WA6	WEX14	To show the location of existing waste sites on the Policies Map	<p>Update</p>  <p> ◆ Existing Waste Site Special Landscape Area Green Belt Wildlife Habitat Network </p> <p>© Crown Copyright and database right 2022 Ordnance Survey Licence number 10023005</p>

Change Reference	Policy	Reference	Comments	Reason
SD02 - 103	MS5	MLP21	To show the location of mineral allocations on the Policies Map	Update
				 <p>The map displays a landscape area with various features. A central area is shaded in light pink and labeled 'Rock End MLP21'. To the right, there is a 'Brook Valley Drain' and a 'Rock End Mine'. The map includes a legend with three items: 'Existing Mineral Sites' (represented by a pink box), 'Special Landscape Area' (represented by a green box), and 'Wildlife Habitat Network' (represented by a dotted line). At the bottom right of the map, there is a copyright notice: '© Crown Copyright and Database right 2022. Ordnance Survey Licence number 100030958'.</p>

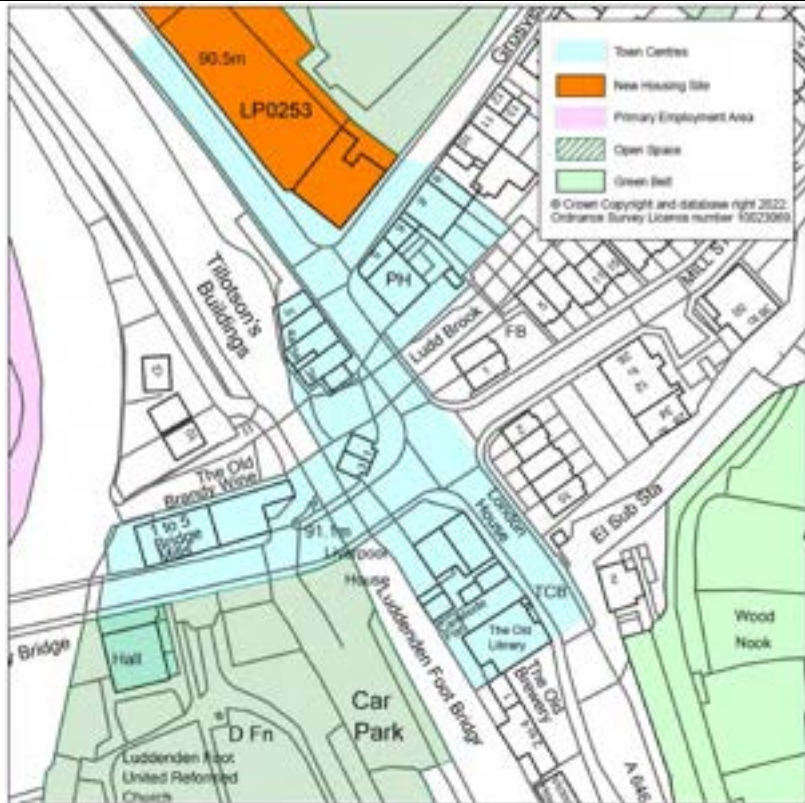
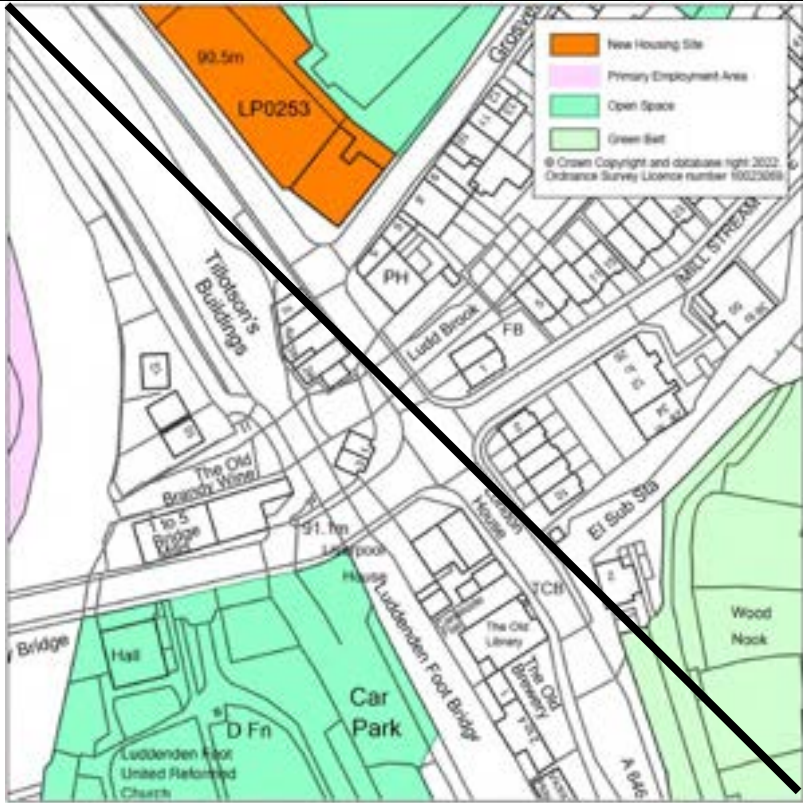
5. Mytholmroyd Local Plan Area

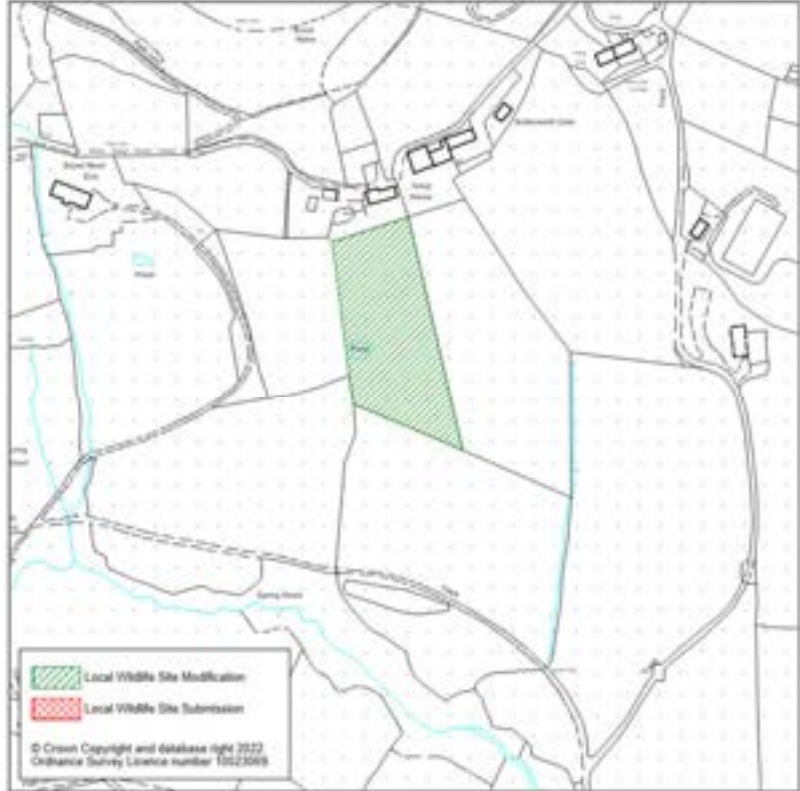
Change Reference	Policy	Reference	Comments	Reason
SD02 - 104	SD7	LP0931	This site was consulted on during the CC39 consultation.	Inclusion of New Housing Site LP0931
 <p>Legend:</p> <ul style="list-style-type: none"> Open Space Conservation Areas Special Landscape Area Green Belt Wildlife Habitat Network <p>© Crown Copyright and database right 2022. Ordnance Survey Licence number 100030865</p>			 <p>Legend:</p> <ul style="list-style-type: none"> Open Space Conservation Areas Special Landscape Area Green Belt Wildlife Habitat Network New Housing Site <p>© Crown Copyright and database right 2022. Ordnance Survey Licence number 100030865</p>	

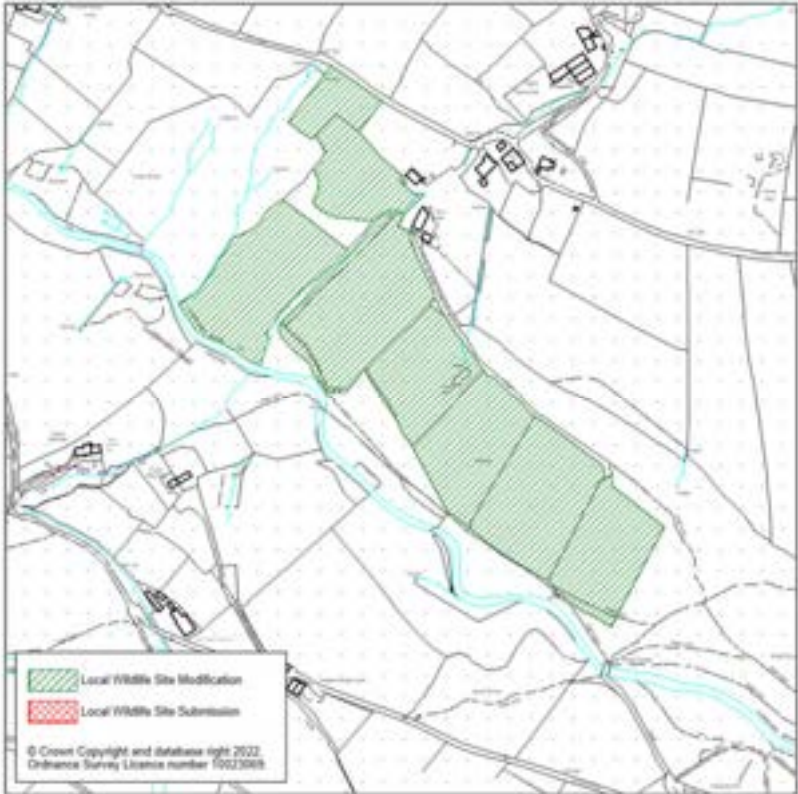
Change Reference	Policy	Reference	Comments	Reason
SD02 - 105	SD7	LP1372	This site was consulted on during the CC39 consultation.	Inclusion of New Housing Site LP1372

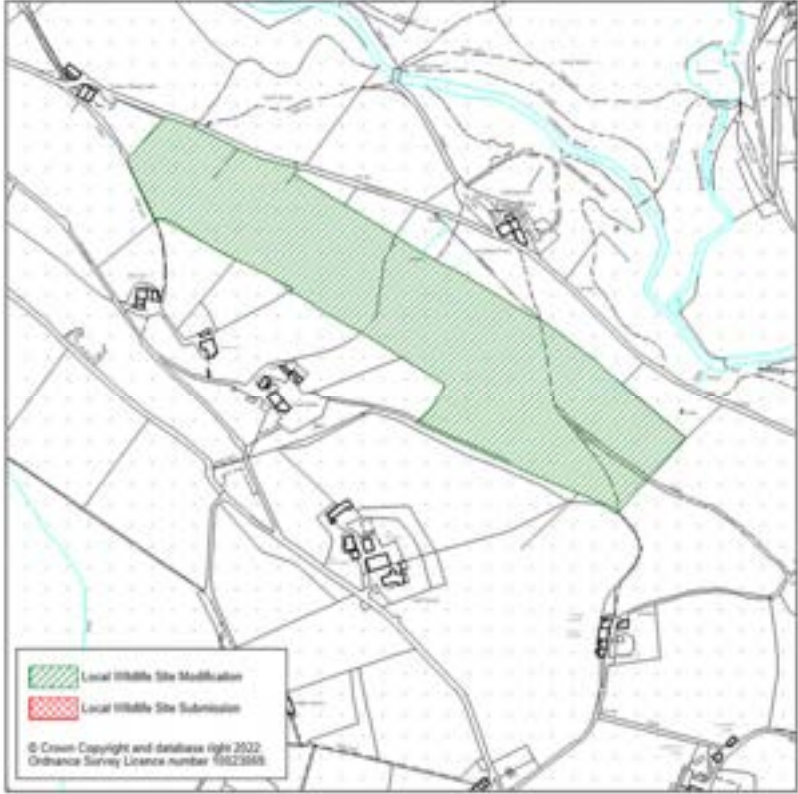


Change Reference	Policy	Reference	Comments	Reason
SD02 - 106	RT1	Retail Hierarchy	Addition of Luddendenfoot Local Centre to the Policies Map.	To ensure clarification and effectiveness in the application of the suite of Retailing and Town Centre policies.

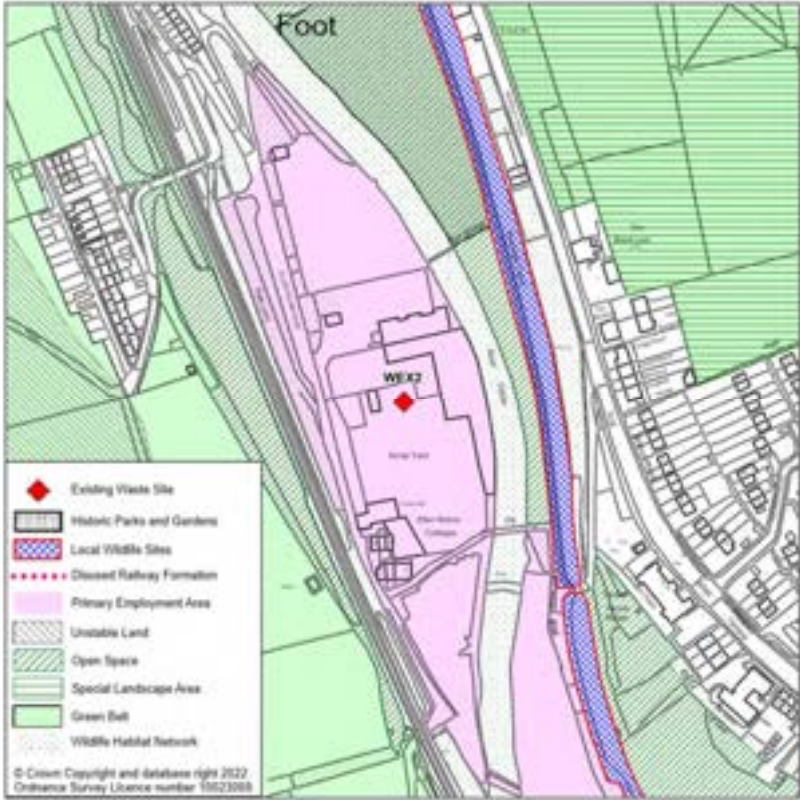


Change Reference	Policy	Reference	Comments	Reason
SD02 - 107	GN3 Natural Environment (Local Wildlife Site)	Great House (Cragg Vale)	New LWS designated on 12th December 2019.	Update
				


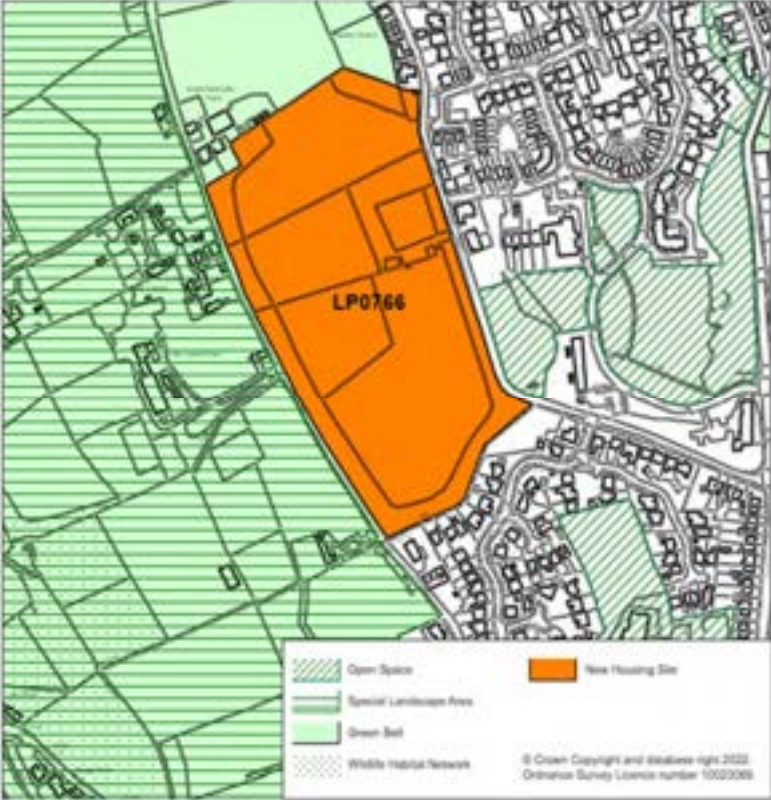
Change Reference	Policy	Reference	Comments	Reason
SD02 - 108	GN3 Natural Environment (Local Wildlife Site)	Ridings	New LWS designated on 12th December 2019.	Update
				 <p>The map displays a rural landscape with a network of roads and water features. A large, irregularly shaped area in the center-right is shaded with green diagonal lines, indicating a 'Local Wildlife Site Modification'. A smaller, rectangular area to the left of this main site is shaded with red diagonal lines, indicating a 'Local Wildlife Site Submission'. A legend in the bottom-left corner of the map area defines these symbols. Below the legend, the text reads: '© Crown Copyright and database right 2022. Ordnance Survey Licence number 10023069'.</p>

Change Reference	Policy	Reference	Comments	Reason
SD02 - 109	GN3 Natural Environment (Local Wildlife Site)	Hoyle Grassland	New LWS designated on 12th March 2020.	Update
				

Change Reference	Policy	Reference	Comments	Reason
SD02 - 110	WA6	WEX2	To show the location of existing waste sites on the Policies Map	Update





6. Northowram and Shelf Local Plan Area


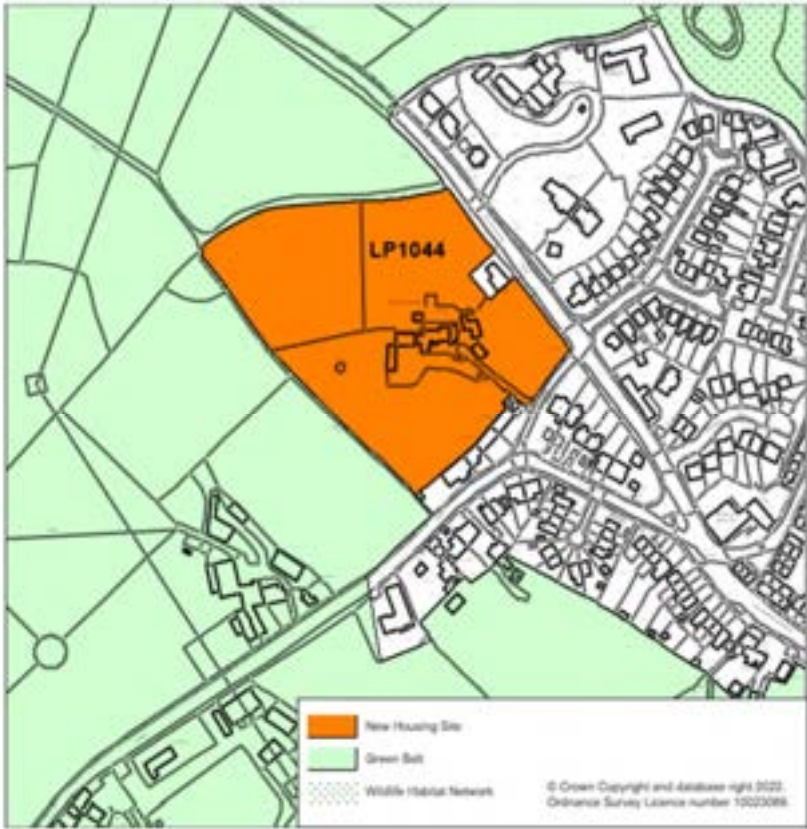
Change Reference	Policy	Reference	Comments	Reason
SD02 - 111	SD7	LP0766	This site was consulted on during the CC39 consultation.	Inclusion of New Housing Site LP0766
	 <p>Legend:</p> <ul style="list-style-type: none"> Open Space Special Landscape Area Green Belt Wildlife Habitat Network <p>© Crown Copyright and database right 2022. Ordnance Survey Licence number 100020069</p>			 <p>Legend:</p> <ul style="list-style-type: none"> Open Space Special Landscape Area Green Belt Wildlife Habitat Network New Housing Site <p>© Crown Copyright and database right 2022. Ordnance Survey Licence number 100020069</p>

Change Reference	Policy	Reference	Comments	Reason
SD02 - 112	SD7	LP1034	This site was consulted on during the CC39 consultation.	Inclusion of New Housing Sites LP1034

Change Reference	Policy	Reference	Comments	Reason
SD02 - 113	SD7	LP1036	This site was consulted on during the CC39 consultation.	Inclusion of New Housing Site LP1036.

Change Reference	Policy	Reference	Comments	Reason
SD02 - 114	SD7	LP1037	This site was consulted on during the CC39 consultation.	Inclusion of New Housing Site LP1037.
				

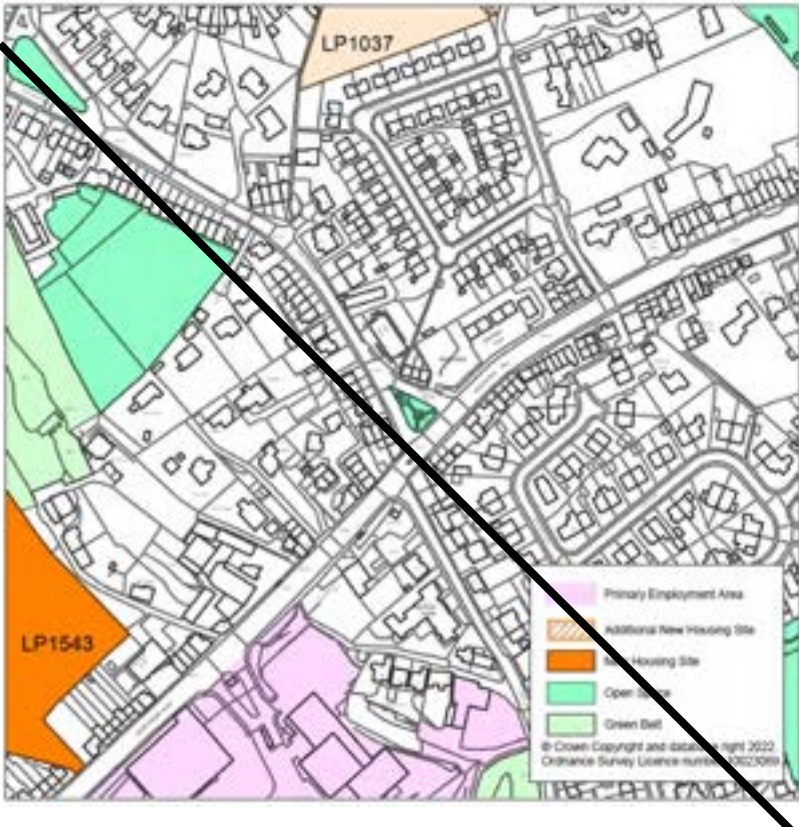
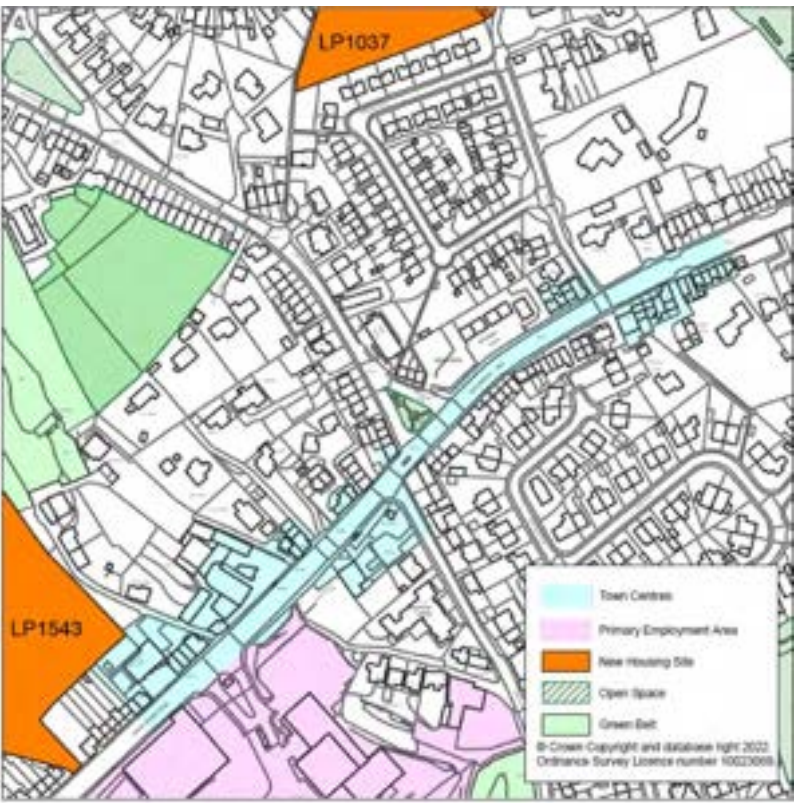
Change Reference	Policy	Reference	Comments	Reason
SD02 - 115	SD7	LP1041	Boundary amended to include additional land within the same ownership.	Update
	EE1	Primary Employment Area	PEA reduced to align with extended housing allocation	Update

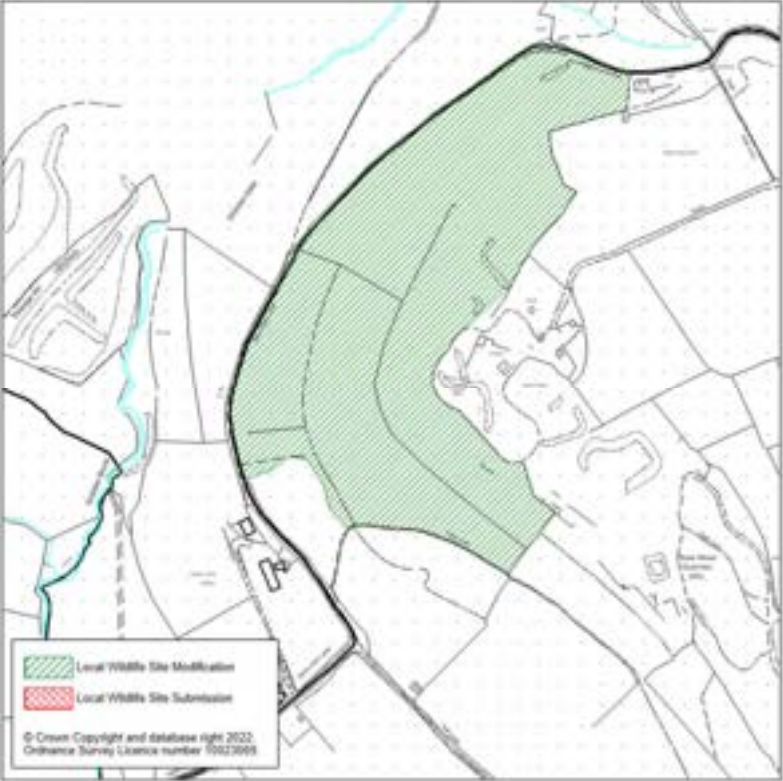
Change Reference	Policy	Reference	Comments	Reason
SD02 - 116	SD7	LP1044	This site was consulted on during the CC39 consultation.	Inclusion of New Housing Site LP1044
				

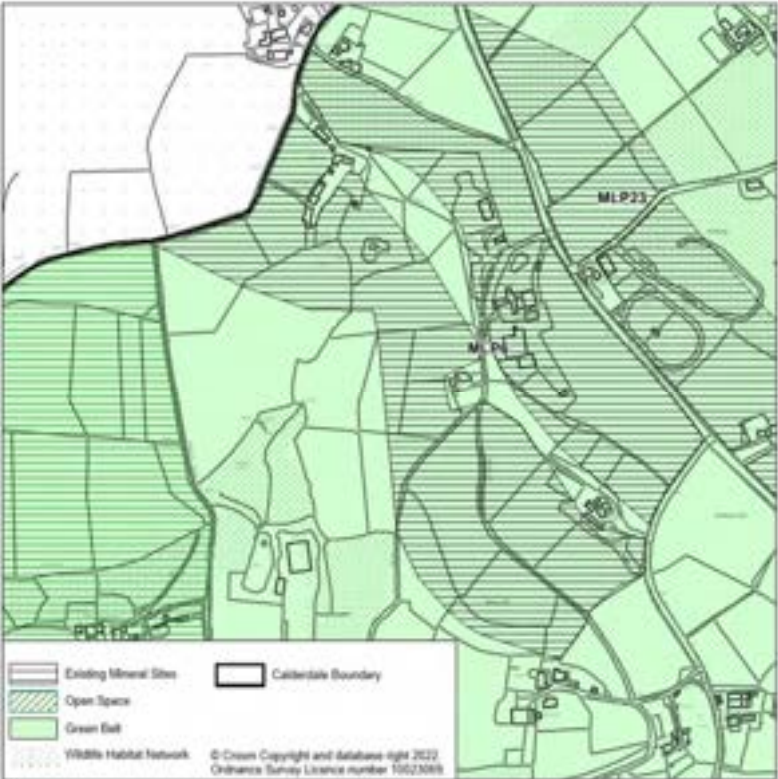
Change Reference	Policy	Reference	Comments	Reason
SD02 - 117	SD7	LP1523	This site was consulted on during the CC39 consultation.	Inclusion of New Housing Site LP1523
 <p>This map shows a residential area with a diagonal line crossing it from the top-left to the bottom-right. The map includes a legend with the following categories: Open Space (light green), Green Belt (dotted green), and Wildlife Habitat Network (dotted pattern). Copyright information at the bottom reads: © Crown Copyright and database right 2022. Ordnance Survey Licence number 10003088.</p>			 <p>This map shows the same residential area as the previous one, but with a specific site labeled 'LP1523' highlighted in orange. The legend includes: New Housing Site (orange), Open Space (light green), Green Belt (dotted green), and Wildlife Habitat Network (dotted pattern). Copyright information at the bottom reads: © Crown Copyright and database right 2022. Ordnance Survey Licence number 10003088.</p>	

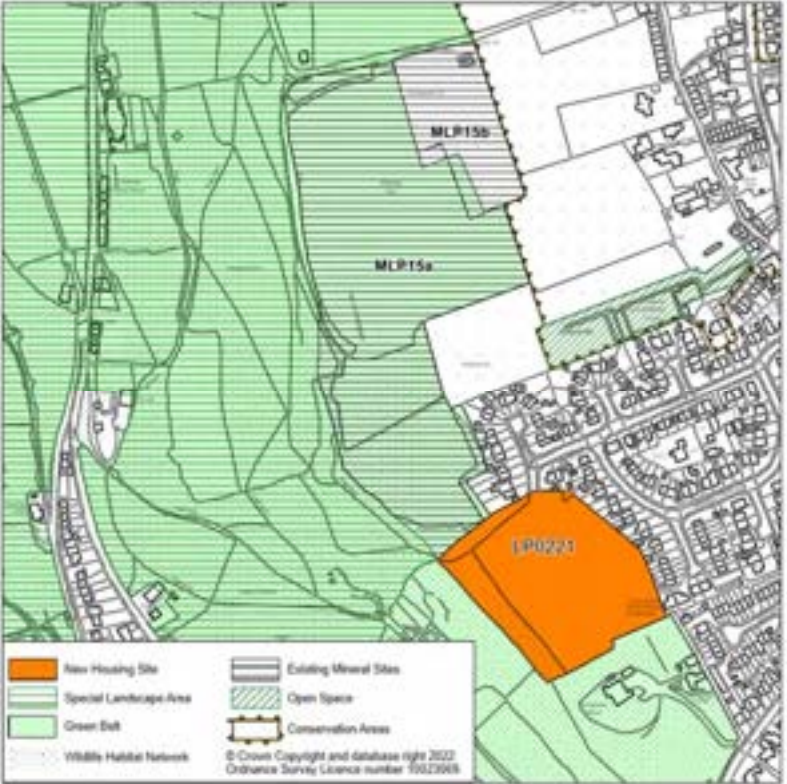
Change Reference	Policy	Reference	Comments	Reason
SD02 - 118	RT1	Retail Hierarchy	Addition of Northowram Local Centre to the Policies Map.	To ensure clarification and effectiveness in the application of the suite of Retailing and Town Centre policies.

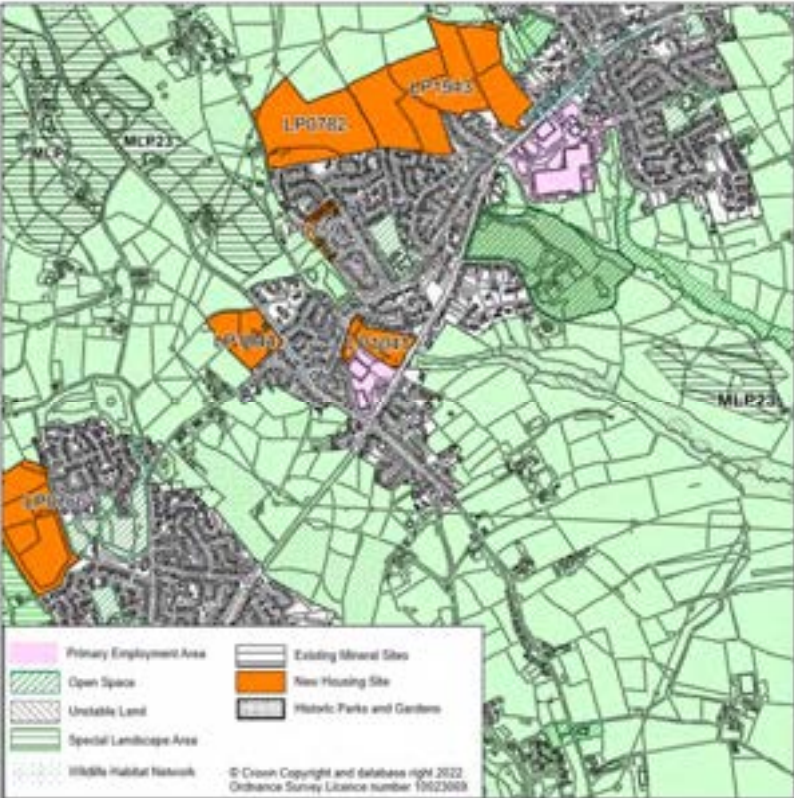


Change Reference	Policy	Reference	Comments	Reason
SD02 - 119	RT1	Retail Hierarchy	Addition of Shelf Local Centre to the Policies Map.	To ensure clarification and effectiveness in the application of the suite of Retailing and Town Centre policies.
				

Change Reference	Policy	Reference	Comments	Reason
SD02 - 120	GN3 Natural Environment (Local Wildlife Site)	Shibden Head	Missing from previous GIS layers supplied by West Yorkshire Ecology. This straddles the border with Bradford and was accidentally excluded because the site centroid lies outside Calderdale.	Correction
			 <p>The map displays a geographical area with various land parcels and features. A large, irregularly shaped area is shaded in green with diagonal hatching, representing a 'Local Wildlife Site Modification'. A smaller, roughly rectangular area is shaded in red with diagonal hatching, representing a 'Local Wildlife Site Submission'. The map includes a legend in the bottom-left corner with the following entries:</p> <ul style="list-style-type: none"> Local Wildlife Site Modification (Green hatched box) Local Wildlife Site Submission (Red hatched box) <p>Below the legend, the text reads: '© Crown Copyright and database right 2022. Ordnance Survey Licence number 100120018'. The map also shows a road labeled 'B125' and a river or stream on the left side.</p>	


Change Reference	Policy	Reference	Comments	Reason
SD02 - 121	MS5	MLP6	To show the location of mineral allocations on the Policies Map	<p>Update</p> 

Change Reference	Policy	Reference	Comments	Reason
SD02 - 122	MS5	MLP15a	To show the location of mineral allocations on the Policies Map	<p>Update</p>  <p>© Crown Copyright and database right 2022 Ordnance Survey Licence number 100123045</p>

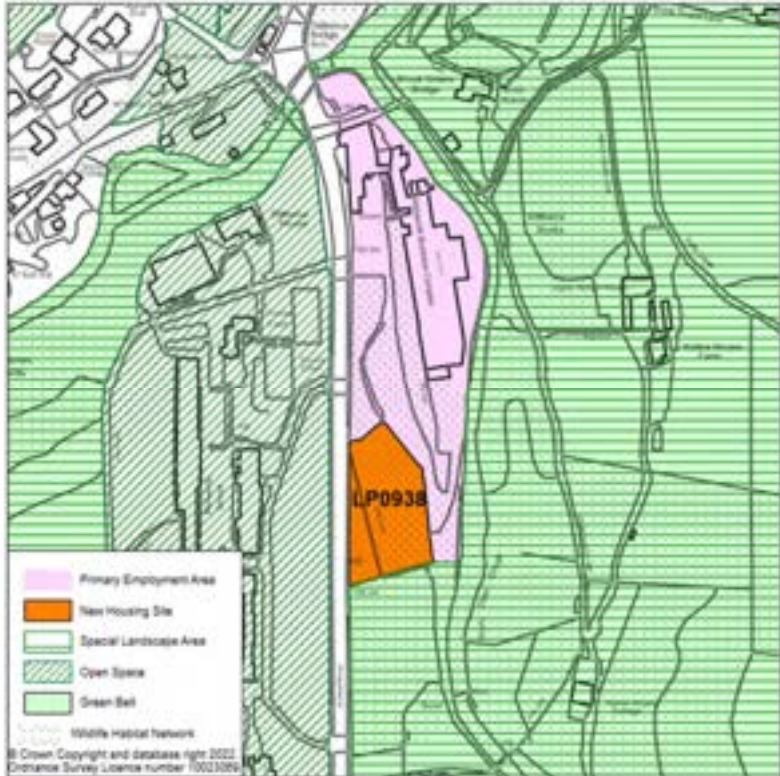
Change Reference	Policy	Reference	Comments	Reason
SD02 - 123	MS5	MLP23	To show the location of mineral allocations on the Policies Map	<p>Update</p>  <p>© Crown Copyright and database right 2022 Ordnance Survey Licence number 10023069</p>

7. Ripponden Local Plan Area

Change Reference	Policy	Reference	Comments	Reason
SD02 - 124	SD7	LP0938	The boundary of the site has been reduced given the availability of the northern portion of the site is unknown but undevelopable in any case.	Update
	EE1	Primary Employment Area	PEA has been extended southwards adjacent to LP0938	To ensure clarity and effectiveness of the application of Policy EE1.

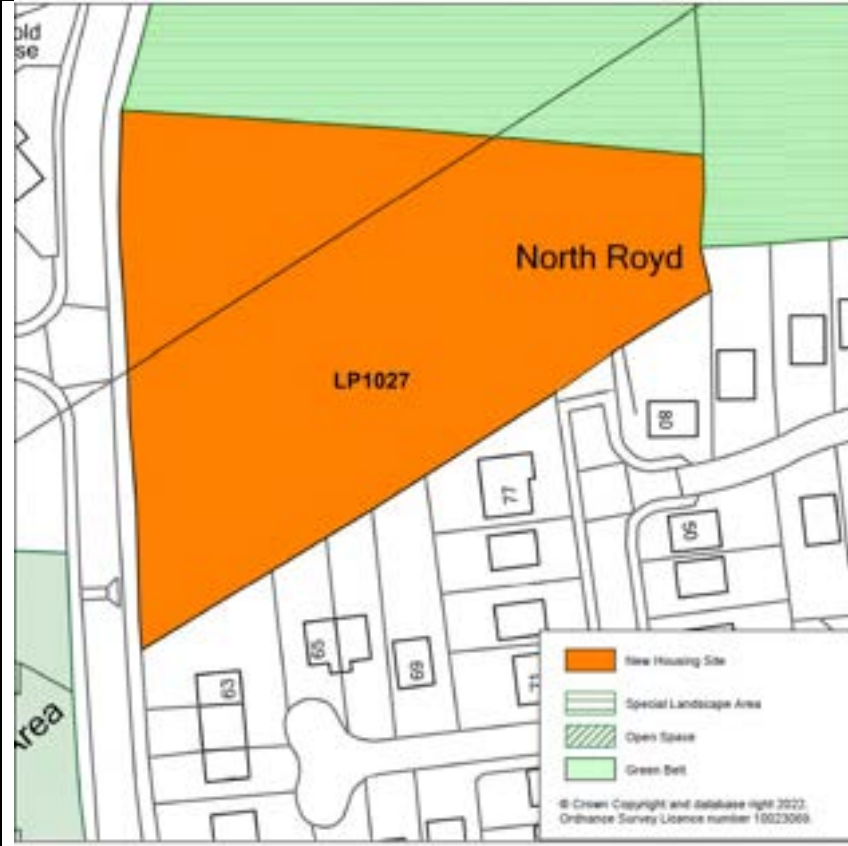
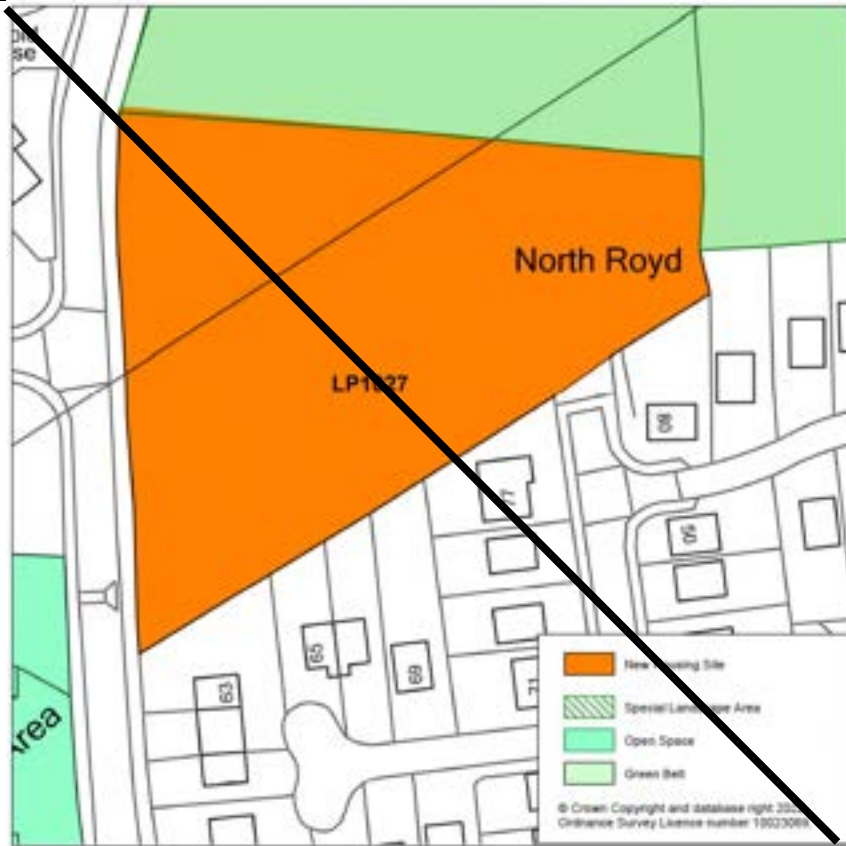


Map showing the site LP0938 (orange) and Primary Employment Area (pink) before the update. A large black diagonal line is drawn across the map.

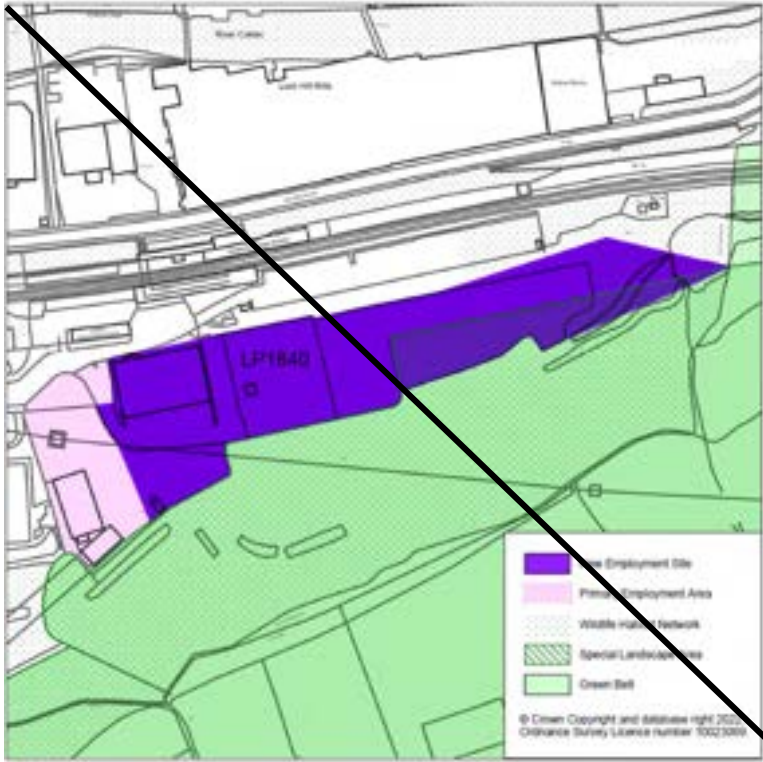



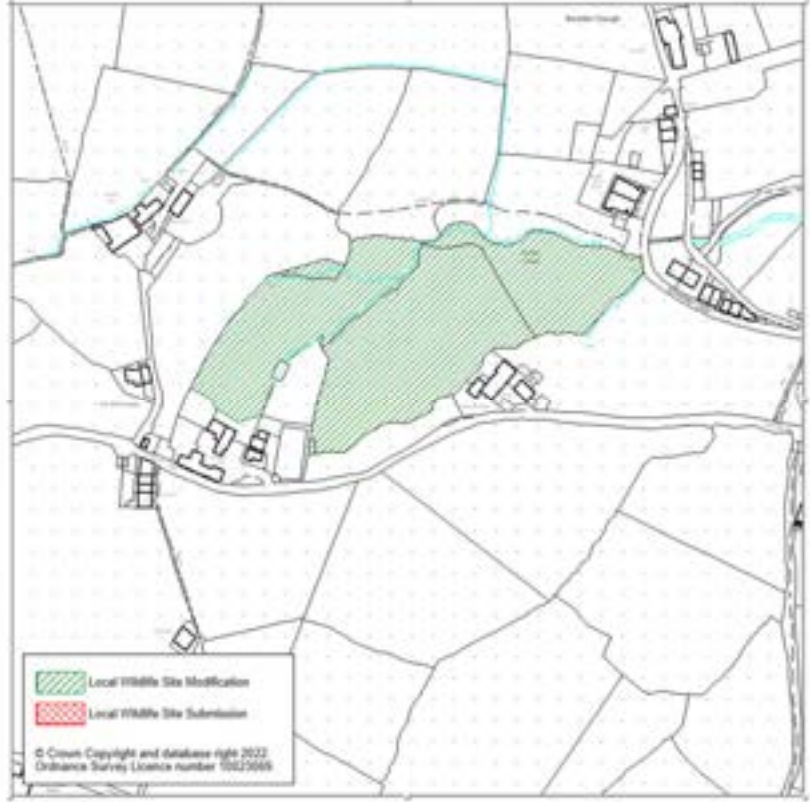
Map showing the site LP0938 (orange) and Primary Employment Area (pink) after the update. The site boundary is reduced, and the PEA is extended southwards.

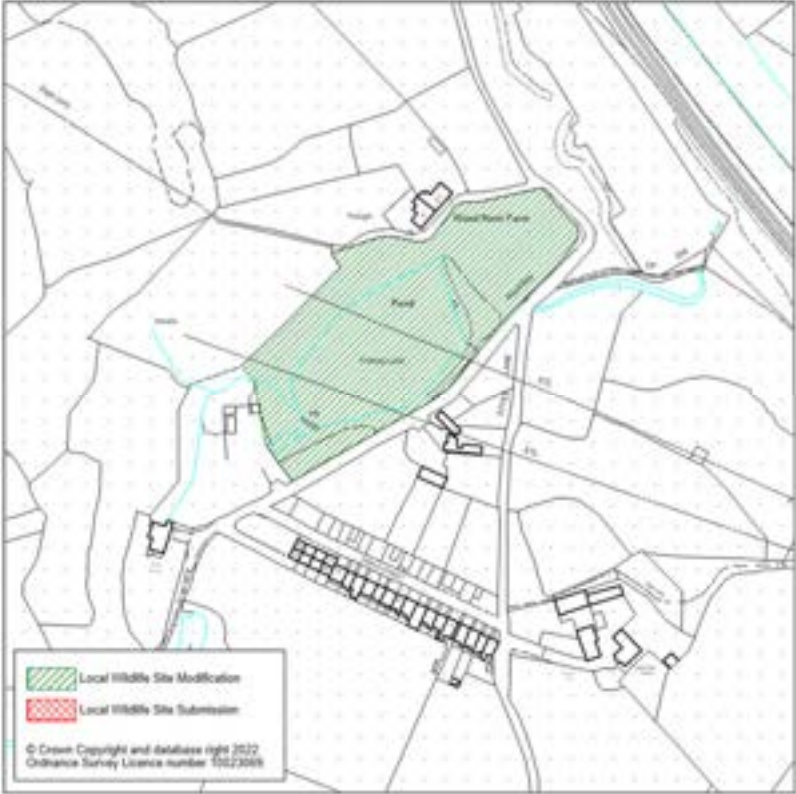
Change Reference	Policy	Reference	Comments	Reason
SD02 - 125	SD5	LP1027	Slight amendment to northern boundary to reflect updates to the OS base map (March 2021)	Update

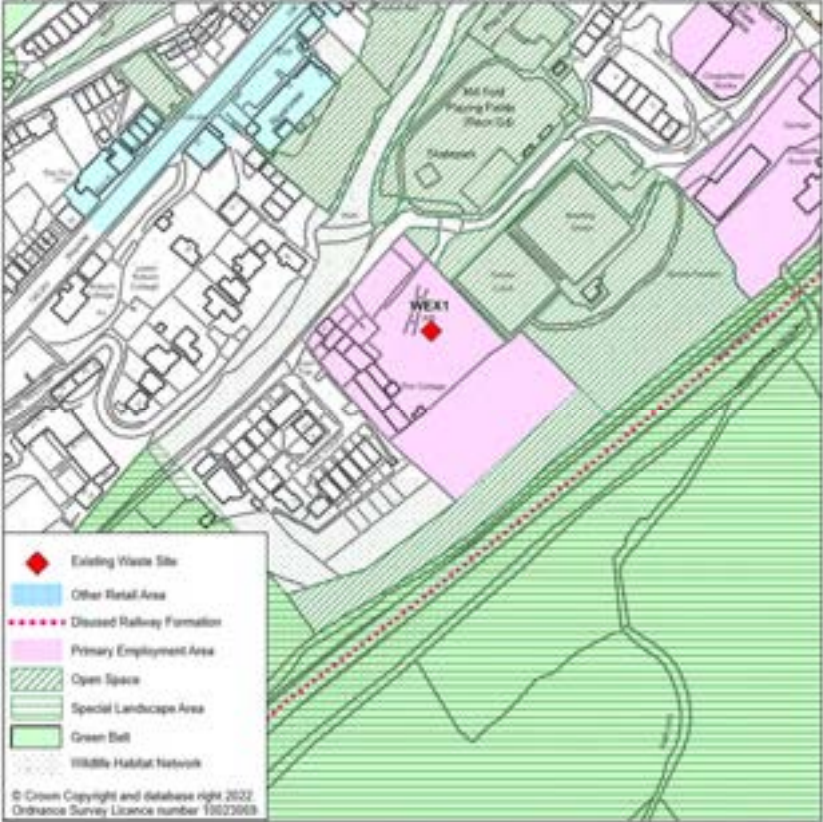


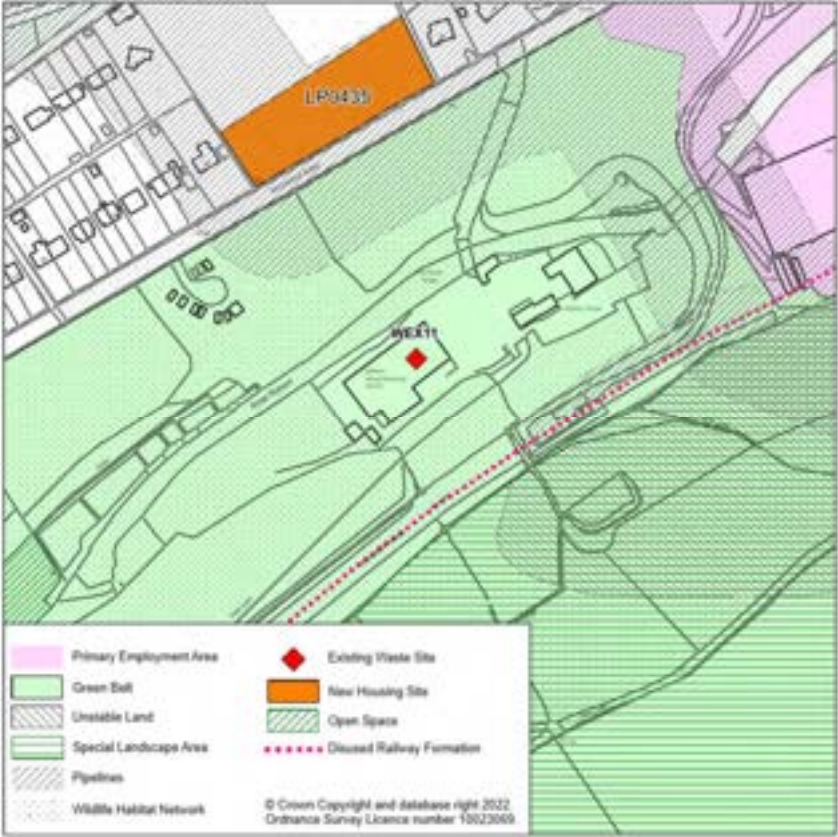
Change Reference	Policy	Reference	Comments	Reason
SD02 - 126	SD7	LP1602	This site was consulted on during the CC39 consultation.	Inclusion of New Housing Site LP1602

Change Reference	Policy	Reference	Comments	Reason
SD02 - 127	SD5	LP1640	The boundary of LP1640 has been reduced to reflect the existing employment uses on part of the site, and planning approval for a new building for employment use.	To ensure clarity and effectiveness in the application of Policy SD5.
	EE1	Primary Employment Area	PEA has been added at Lucy Zodian, Station Road, Sowerby Bridge. This is a consequence of the reduction of LP1640 in this location, to reflect the recent planning permission. The addition of PEA amounts to an area of 0.67ha.	To ensure clarity and effectiveness of the application of Policy EE1.
				

Change Reference	Policy	Reference	Comments	Reason
SD02 - 128	GN3 Natural Environment (Local Wildlife Site)	Mirey Wall Farm	New LWS designated on 13 th December 2018.	Update
				

Change Reference	Policy	Reference	Comments	Reason
SD02 - 129	GN3 Natural Environment (Local Wildlife Site)	Swamp Dam	New LWS designated on 12th December 2019.	Update
				

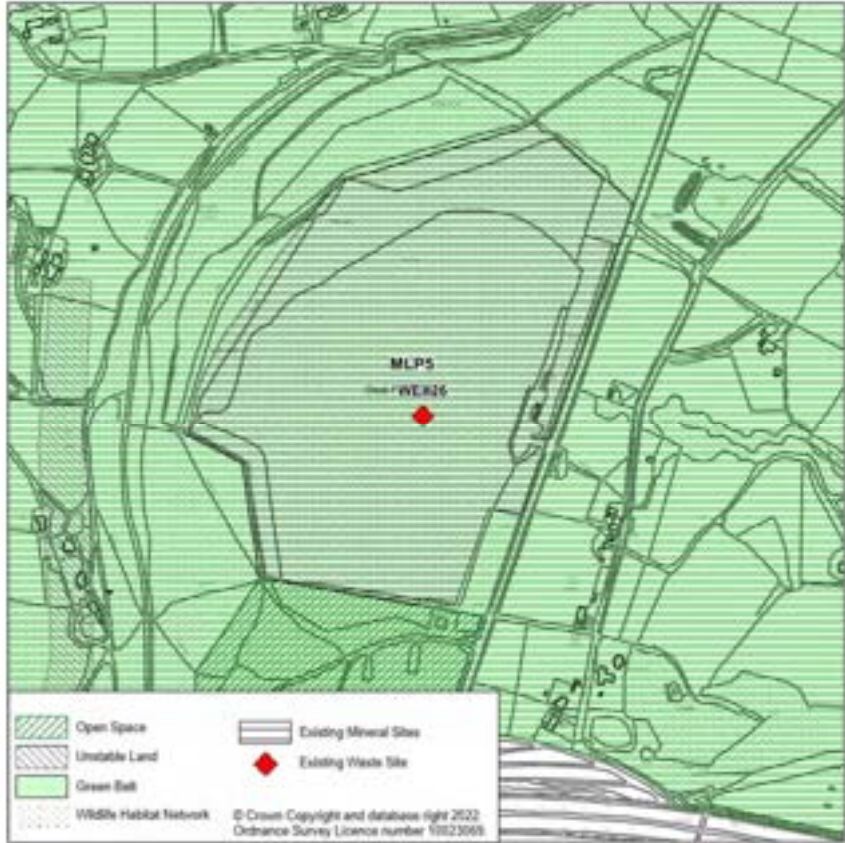
Change Reference	Policy	Reference	Comments	Reason
SD02 - 130	WA6	WEX1	To show the location of existing waste sites on the Policies Map	Update
				 <p>© Crown Copyright and database right 2022 Ordnance Survey Licence number 10002069</p>

Change Reference	Policy	Reference	Comments	Reason
SD02 - 131	WA6	WEX11	To show the location of existing waste sites on the Policies Map	Update
				

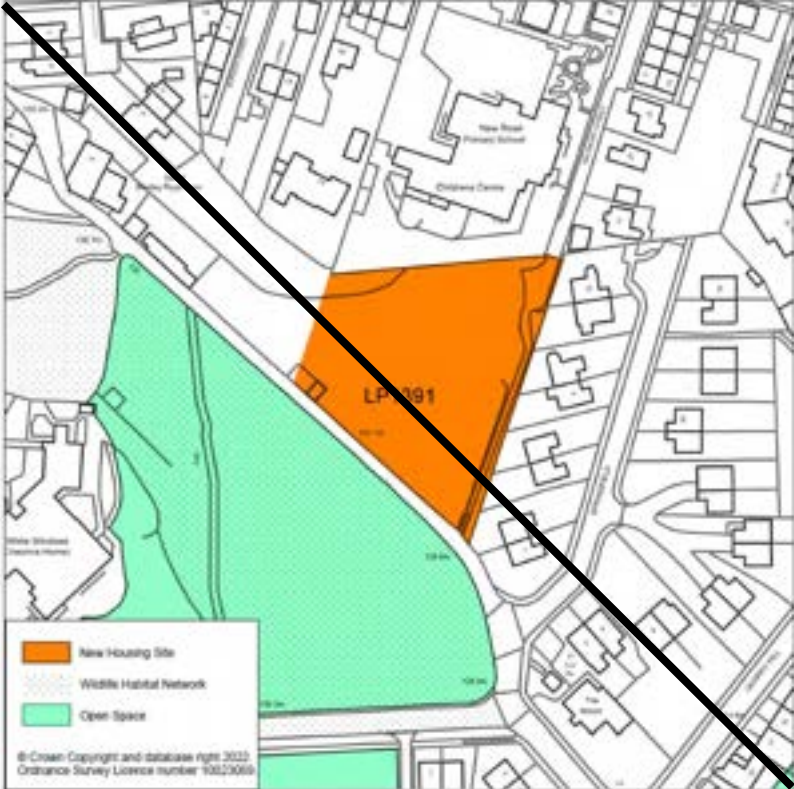

Change Reference	Policy	Reference	Comments	Reason
SD02 - 132	WA6	WEX26	To show the location of existing waste sites on the Policies Map	Update



Change Reference	Policy	Reference	Comments	Reason
SD02 - 133	MS5	MLP5	To show the location of mineral allocations on the Policies Map	Update





8. Sowerby Bridge Local Plan Area

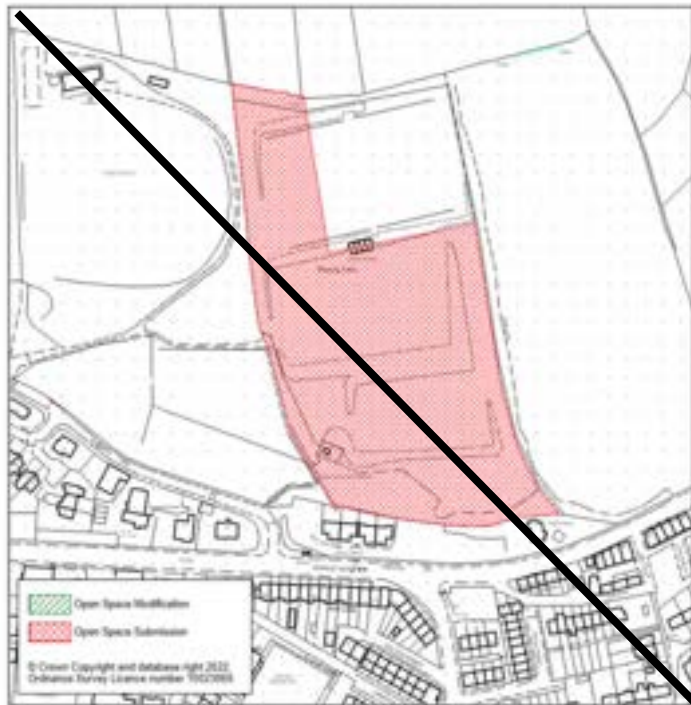
Change Reference	Policy	Reference	Comments	Reason
SD02 - 134	SD7	LP1391	Proposed allocation is deleted from the Plan.	This site is not available for residential development. See the Council's Hearing Statement HS19.1
<div style="display: flex; justify-content: space-between;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-weight: bold; padding-right: 10px;">Page 200</div> <div style="width: 48%;">  <p data-bbox="331 1125 577 1289"> New Housing Site Wildlife Habitat Network Open Space <small>© Crown Copyright and database right 2022 Ordnance Survey Licence number 100023066</small> </p> </div> <div style="width: 48%;">  <p data-bbox="1211 1125 1458 1289"> Wildlife Habitat Network Open Space <small>© Crown Copyright and database right 2022 Ordnance Survey Licence number 100023066</small> </p> </div> </div>				

Change Reference	Policy	Reference	Comments	Reason
SD02 - 135	SD7	LP1654	The site boundary has been amended to reflect the recent planning permission.	Update
<p>© Crown Copyright and database right 2022. Ordnance Survey Licence number 10023069.</p>				

Change Reference	Policy	Reference	Comments	Reason
SD02 - 136	RT2	Shopping Frontages	Removal of the Primary and Secondary Frontages designation in Sowerby Bridge Town Centre.	As a consequence of Main Modification to Policy RT2.
				

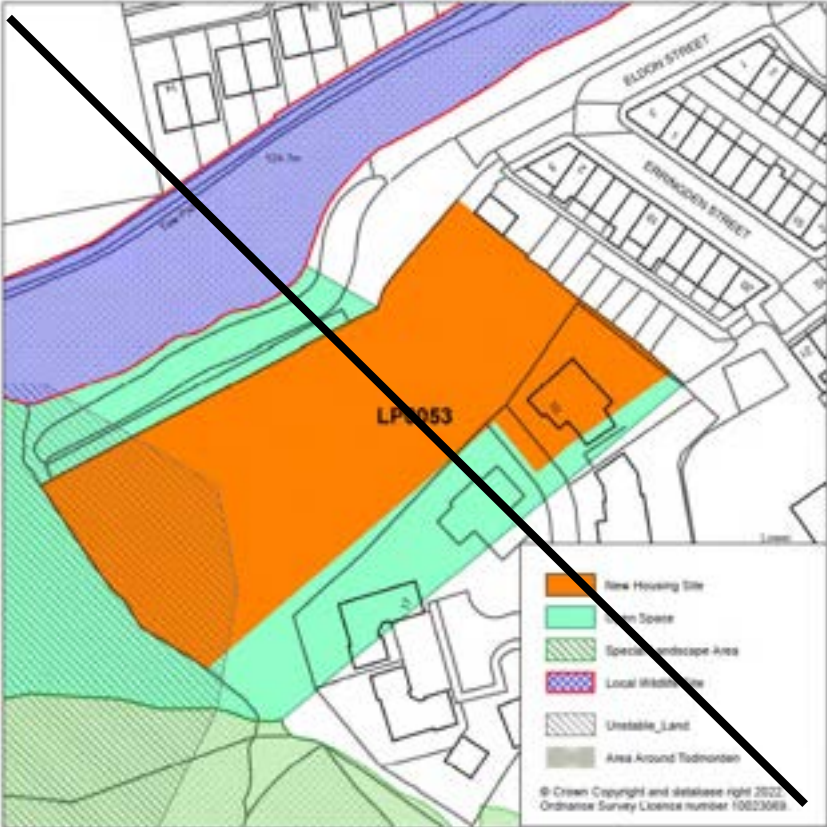
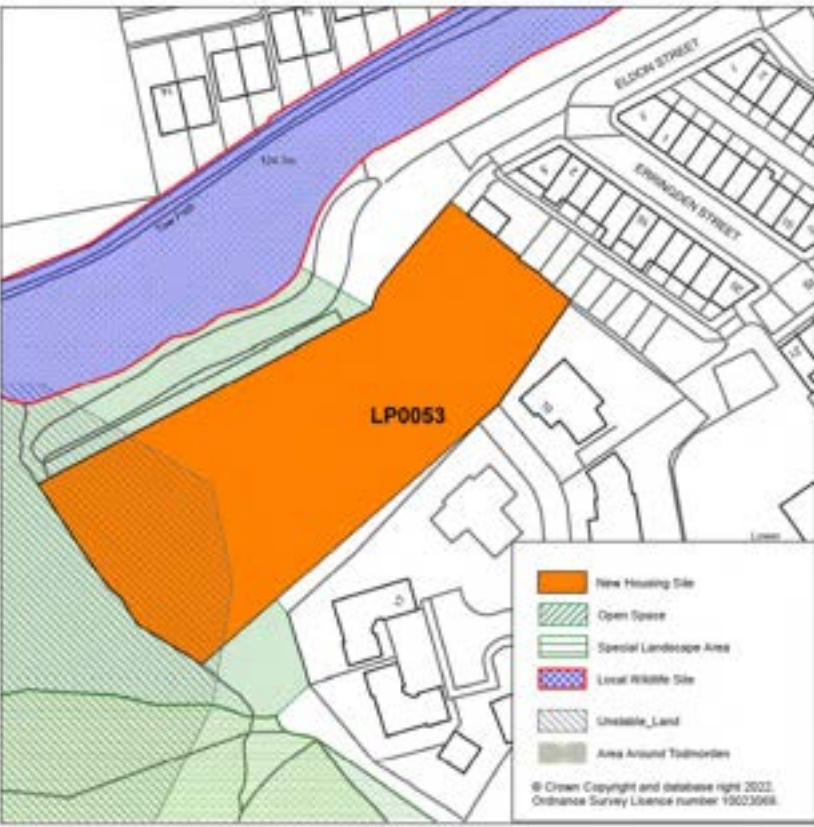
Change Reference	Policy	Reference	Comments	Reason
SD02 - 137	GN6 – Open Space	S6-01 Godfrey Place, Sowerby Bridge.	Removal of Open Space site S6-01 as site is built out.	Update
				

Change Reference	Policy	Reference	Comments	Reason
SD02 - 138	GN6 – Open Space	14-12 Sports and/or Recreation Ground. Sports pitches Cricket Ground adjacent to Blackwall Lane, Sowerby Bridge	Inclusion of full sports pitch in open space designation.	Update

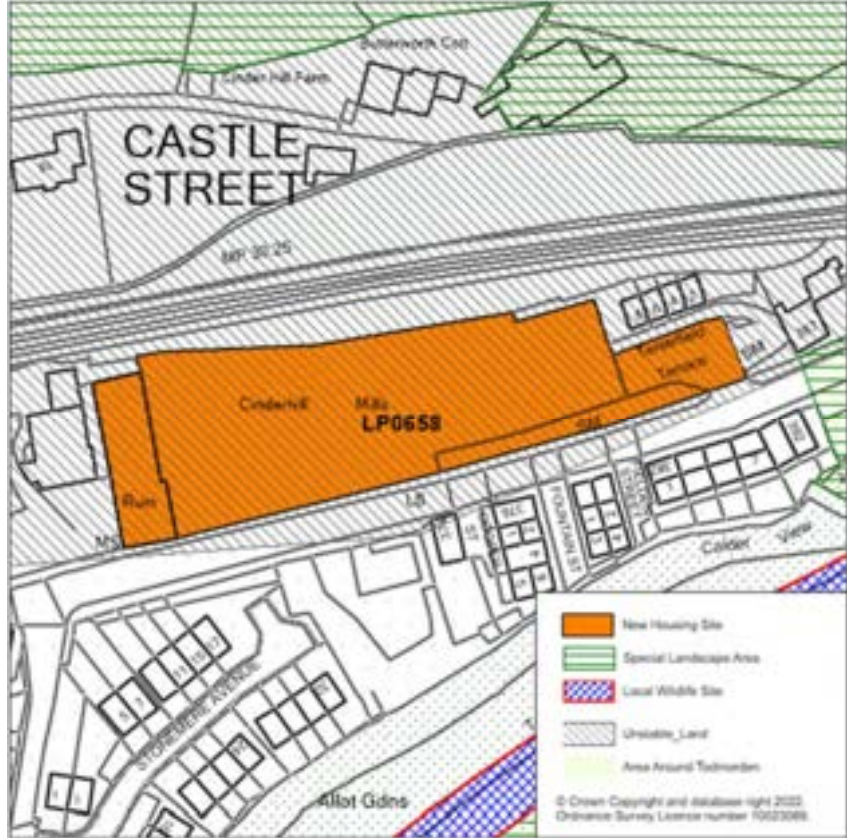
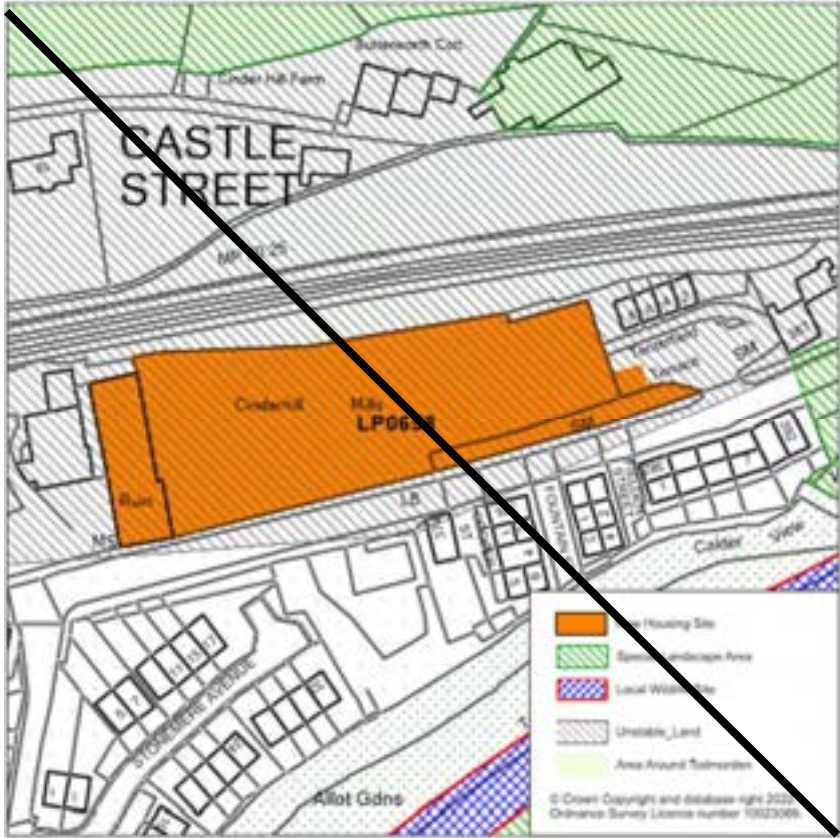


Change Reference	Policy	Reference	Comments	Reason
SD02 - 139	WA6	WEX10	To show the location of existing waste sites on the Policies Map	Update
			<p> Green Belt Unstable Land Special Landscape Area Pipelines Wildlife Habitat Network Existing Waste Site New Housing Site Open Space Primary Employment Area <small>© Crown Copyright and database right 2022 Ordnance Survey Licence number 10023066</small> </p>	



9. Todmorden Local Plan Area

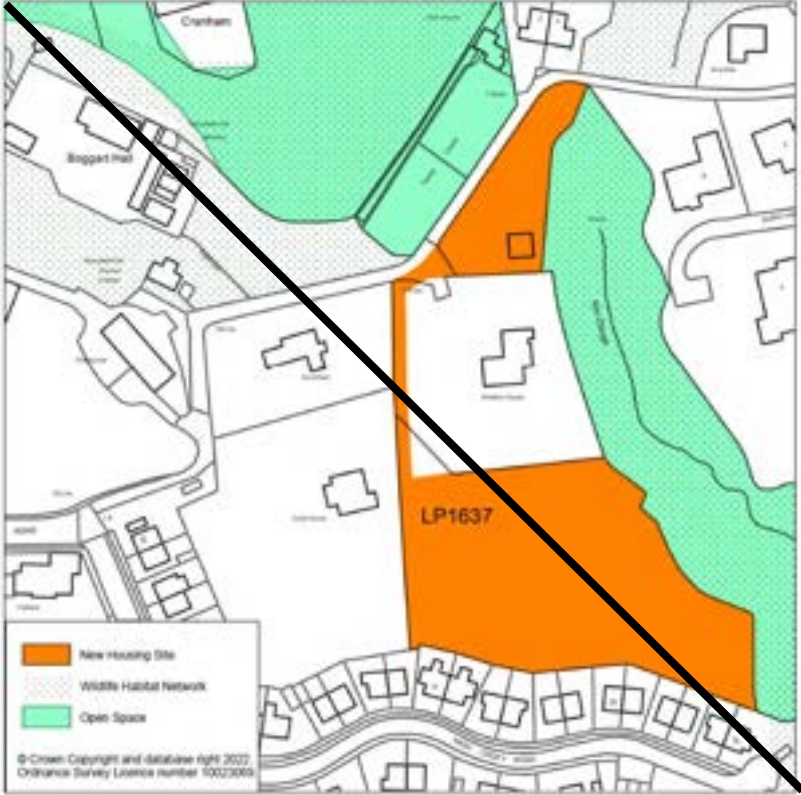

Change Reference	Policy	Reference	Comments	Reason
SD02 - 140	SD7	LP0053	Amendment to site boundary to reflect construction of dwelling to the north west.	Update
				

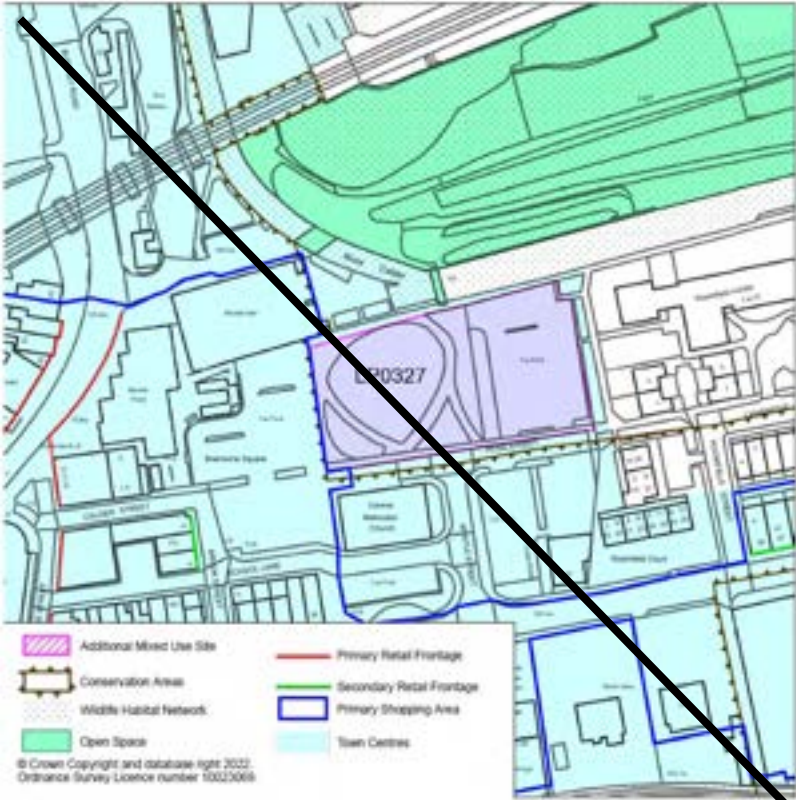
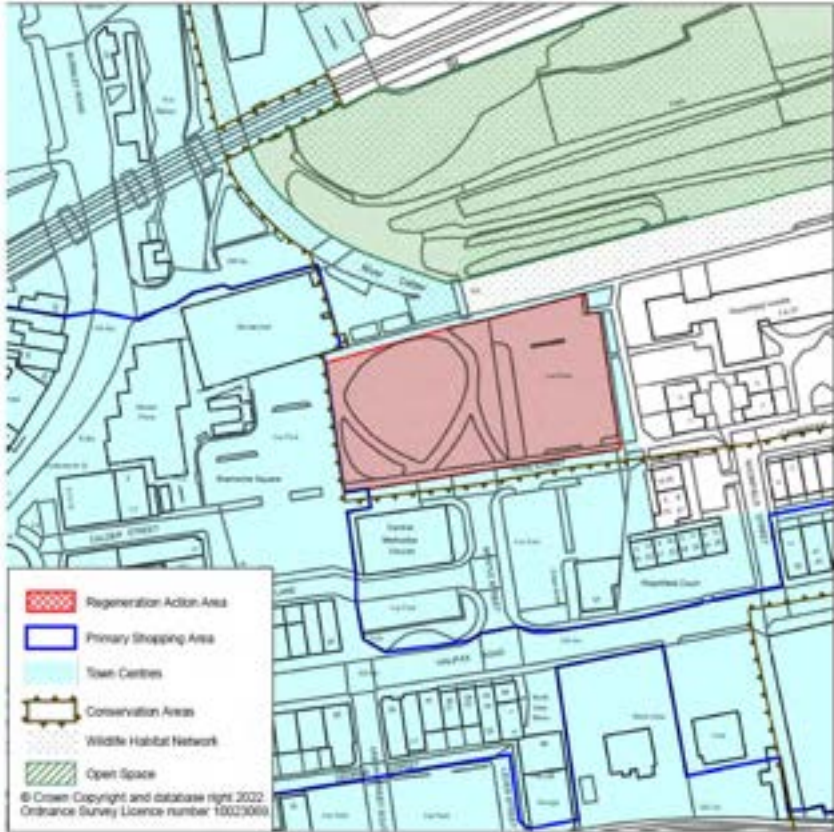
Change Reference	Policy	Reference	Comments	Reason
SD02 - 141	SD7	LP0658	Site boundary amended to reflect the planning permission approved for the site.	Update



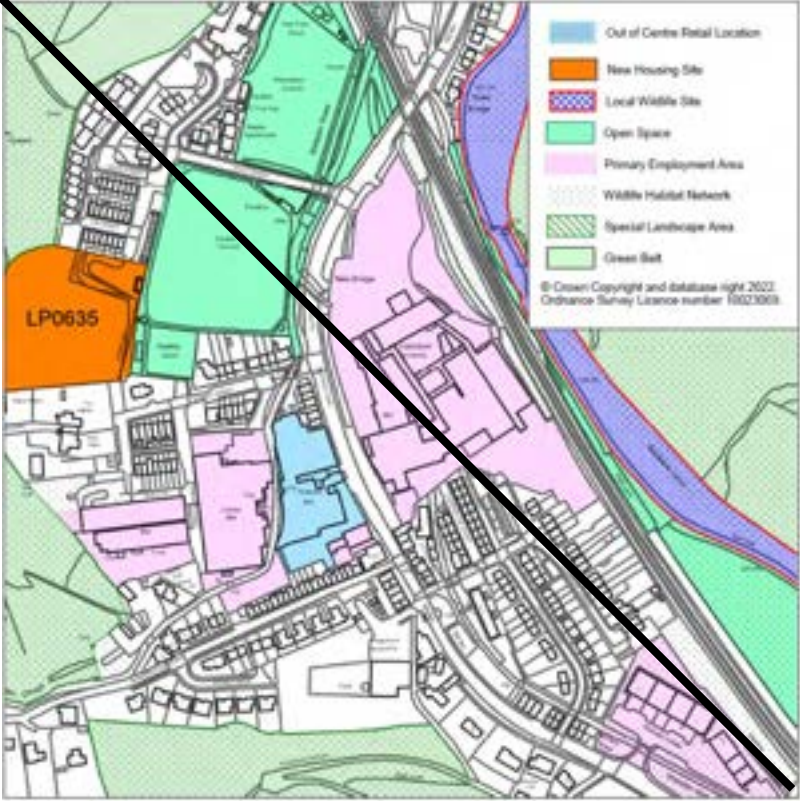
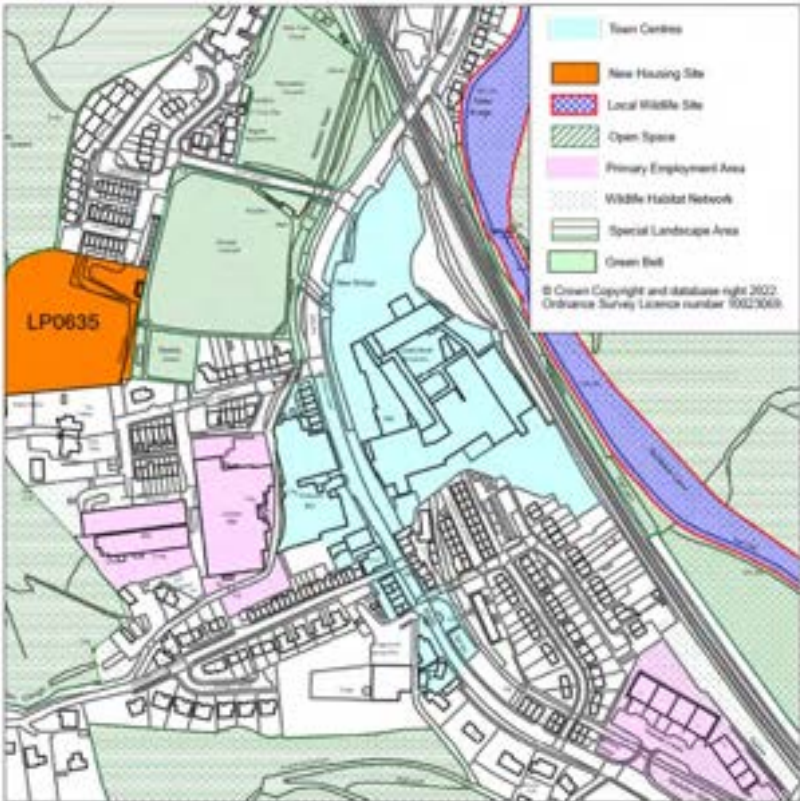
Change Reference	Policy	Reference	Comments	Reason
SD02 - 142	SD7	LP0659	Site boundary amended to ensure site access can be achieved.	Clarification

Change Reference	Policy	Reference	Comments	Reason
SD02 - 143	SD7	LP0901	Proposed allocation is deleted from the Plan	This site has been removed from the Plan, to avoid harm to the character and appearance of this part of Stansfield Hall Road, and to avoid loss of open space provision. See the Inspector's Post Hearings Letter - INS28
	GN6	T4-08 (larger area) T4-31 (play area)	Reinstatement of Open Space.	The housing allocation has been removed from the Plan. The site reverts to an Open Space designation.
				
SD02 - 144	SD7	LP1637	Proposed allocation is deleted from the Plan.	This site has been removed from the Local Plan as it is undeliverable in terms of site access. See the Council's Hearing Statement HS21.1 .

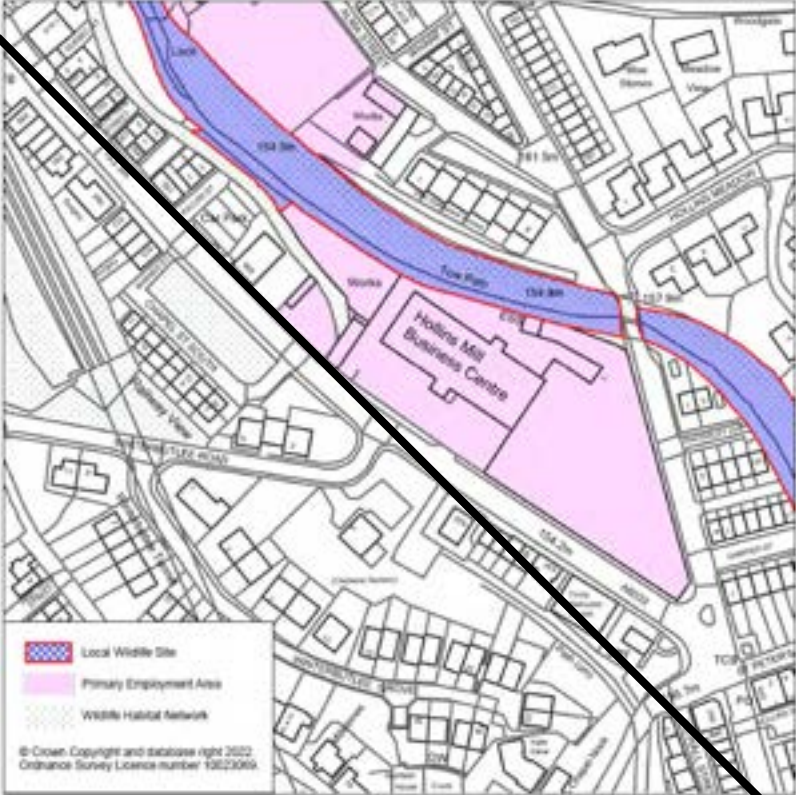
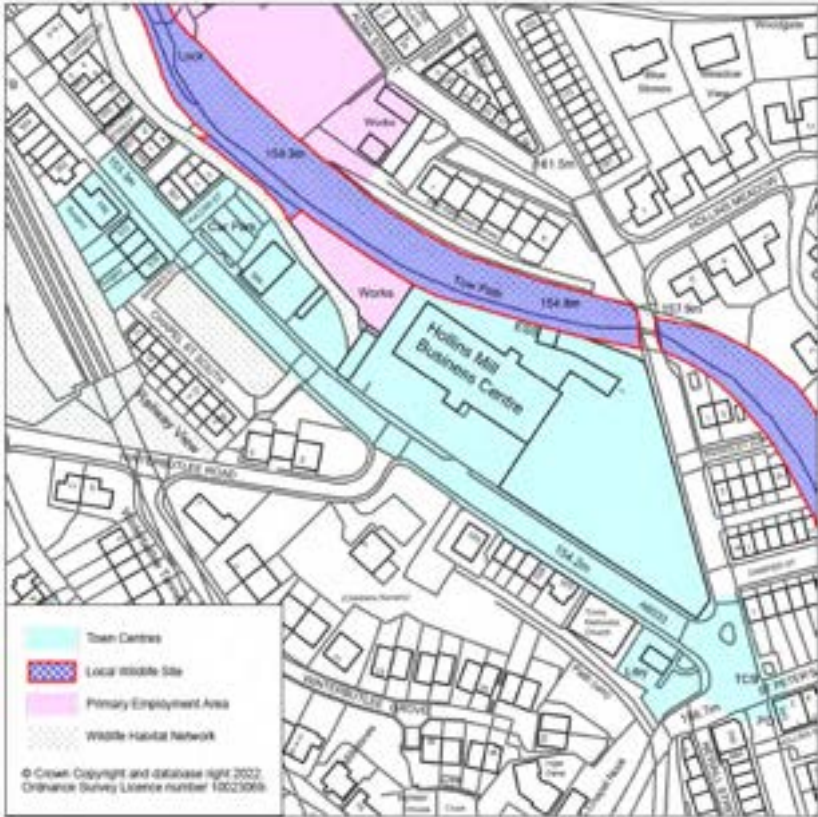
Change Reference	Policy	Reference	Comments	Reason
	GN6	T4-10	Reinstatement of Open Space	The housing allocation has been removed from the Plan. The site reverts to an Open Space designation.
				
SD02 - 145	SD6a	RAA02	Addition of RAA02 to the Policies Map	To ensure clarity and effectiveness in the application of Policy SD6a.

Change Reference	Policy	Reference	Comments	Reason
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 211</p>				

Change Reference	Policy	Reference	Comments	Reason
SD02 - 146	RT1	Retail Hierarchy	Addition of Walsden (& Bottoms) Local Centre to the Policies Map.	To ensure the effectiveness of the application of the suite of Retailing and Town Centre policies.
	EE1	Primary Employment Area	2.27ha of PEA has been removed from Walsden (and Bottoms) Local Centre at Gordon Riggs Garden Centre, and 0.68ha of PEA has been removed from Walsden (and Bottoms) Local Centre at Hollins Mill Business Centre. These are consequential changes arising from adding the Local Centre boundary to the Policies Map.	To ensure the effectiveness of the application of Policy EE1


Change Reference	Policy	Reference	Comments	Reason
				

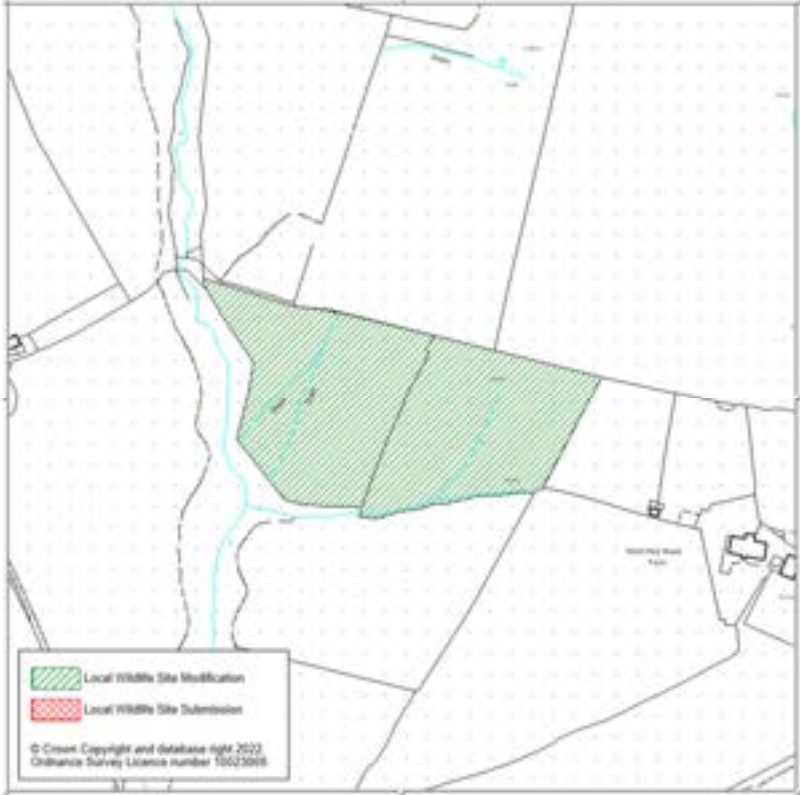
Page 213

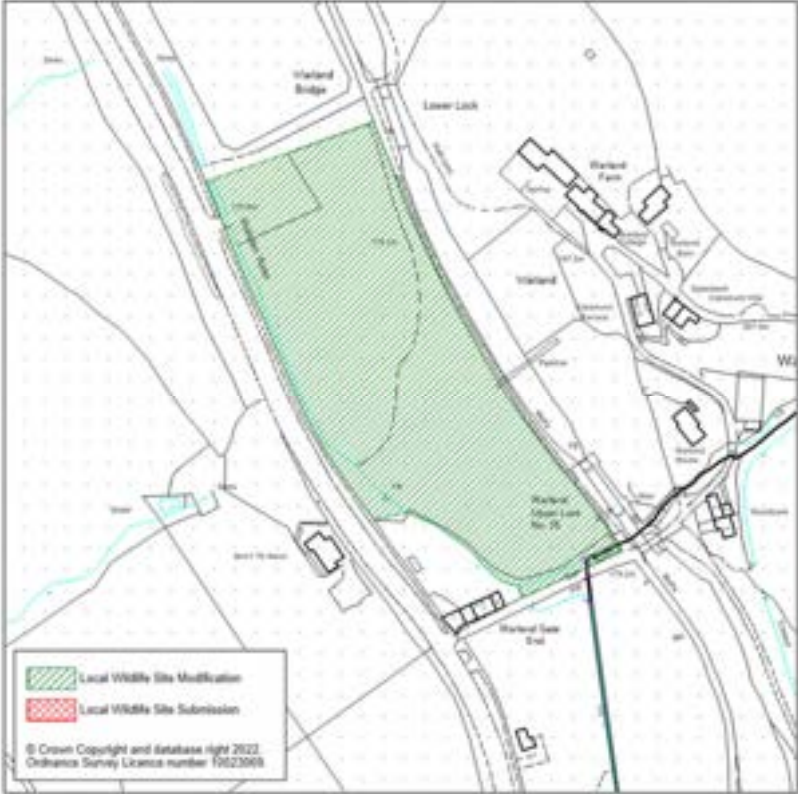
Change Reference	Policy	Reference	Comments	Reason
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 214</p>				

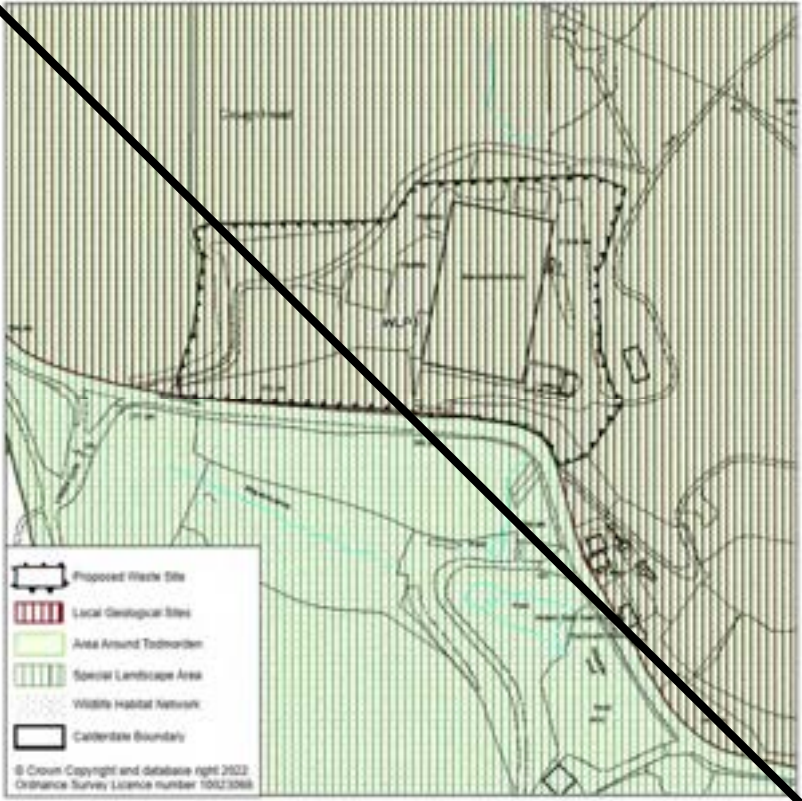
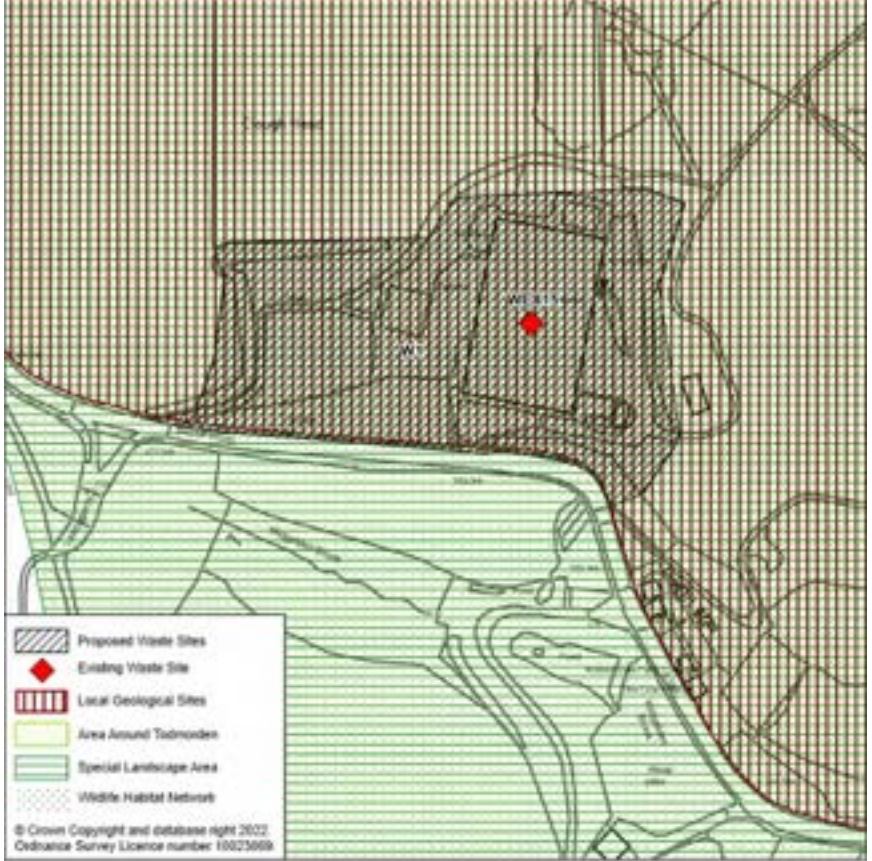
Change Reference	Policy	Reference	Comments	Reason
SD02 - 147	RT2	Shopping Frontages	Removal of the Primary and Secondary Frontages designation in Todmorden Town Centre.	As a consequence of Main Modification to Policy RT2.
				

Change Reference	Policy	Reference	Comments	Reason
SD02 - 148	GN6 – Open Space	T5-13 Former School Grounds Birks Court, Walsden.	Removal of Open Space site T5-13 as site is built out.	Update
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 216</p>				

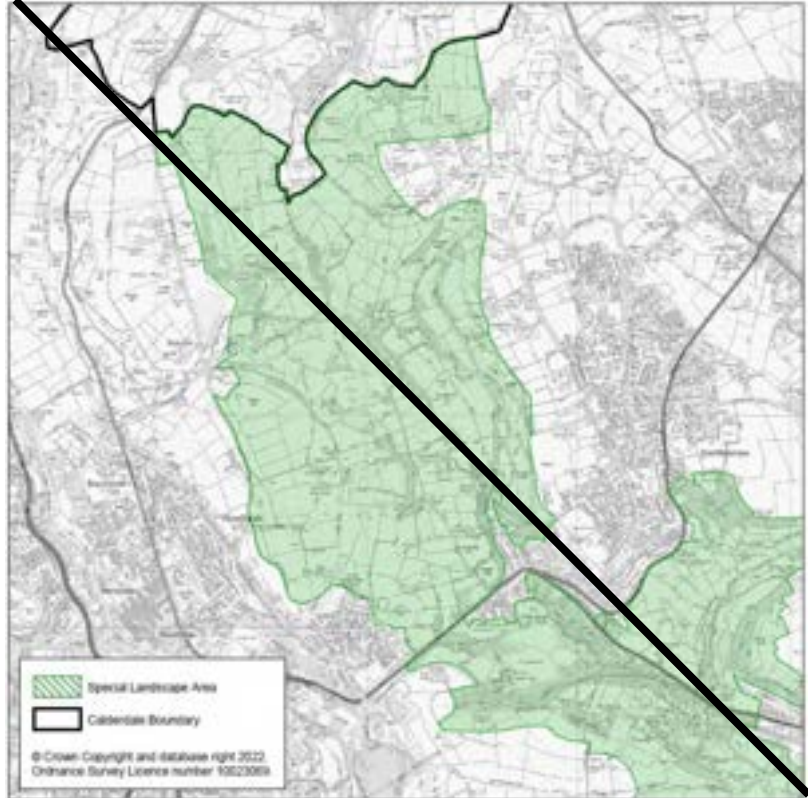
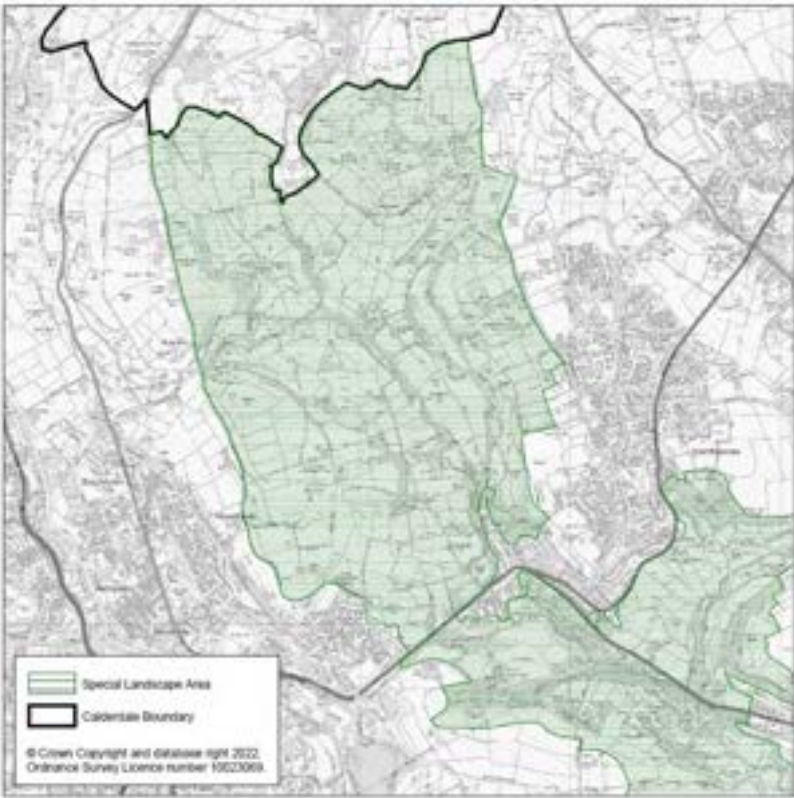
Change Reference	Policy	Reference	Comments	Reason
SD02 - 149	GN3 Natural Environment (Local Wildlife Site)	Wittonstall End Farm	New LWS designated on 13 th December 2018.	Update
				

Change Reference	Policy	Reference	Comments	Reason
SD02 - 150	GN3 Natural Environment (Local Wildlife Site)	West Hey Head Farm meadows	New LWS designated on 9th May 2019.	Update
				 <p>The map displays a river flowing through a rural landscape. A large area of land, primarily on the right side of the river, is shaded with green diagonal hatching, indicating a 'Local Wildlife Site Modification'. A smaller area, also on the right side of the river, is shaded with red diagonal hatching, indicating a 'Local Wildlife Site Submission'. The map includes a legend in the bottom-left corner with the following text: 'Local Wildlife Site Modification' (green hatched box) and 'Local Wildlife Site Submission' (red hatched box). Below the legend, it states: '© Crown Copyright and database right 2022. Ordnance Survey Licence number 100230688'. The map also shows various field boundaries, roads, and buildings.</p>

Change Reference	Policy	Reference	Comments	Reason
SD02 - 151	GN3 Natural Environment (Local Wildlife Site)	Warland Marsh	New LWS designated on 12th March 2020.	Update
				



Change Reference	Policy	Reference	Comments	Reason
SD02 - 152	WA2	W1	Proposed Waste Allocations	Update
	WA6	WEX15	To show the location of existing waste sites on the Policies Map	Update
				

10. Changes to Designations that cover more than one Local Plan Area

Change Reference	Policy	Reference	Comments	Reason
SD02 - 153	GN4	Special Landscape Area	SLA amended to reinstate proposed area of deletion at Shibden Valley.	As per paragraph 37 of the Inspector's Post Hearings Letter INS28
<div style="display: flex; justify-content: space-between;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-weight: bold; padding-right: 10px;">Page 221</div> <div style="width: 48%;">  <p>This map shows the Special Landscape Area (SLA) in Caldentale, which has been crossed out with a thick black diagonal line. A legend at the bottom left identifies the SLA with a green hatched pattern and the Caldentale Boundary with a black outline. Copyright information at the bottom reads: © Crown Copyright and database right 2022, Ordnance Survey Licence number 10023069.</p> </div> <div style="width: 48%;">  <p>This map shows the Special Landscape Area (SLA) in Caldentale, with the area previously deleted now reinstated. A legend at the bottom left identifies the SLA with a green hatched pattern and the Caldentale Boundary with a black outline. Copyright information at the bottom reads: © Crown Copyright and database right 2022, Ordnance Survey Licence number 10023069.</p> </div> </div>				

Change Reference	Policy	Reference	Comments	Reason
SD02 - 154	GB1 - Green Belt	Green Belt	Maps detailed in documents CC48.1 and CC48.2 in the Calderdale Local Plan Examination Library.	See Schedule of PHN3 Question 1: Minor Boundary Changes to Green Belt document in the Examination Library. Various representations regarding removal of GB Islands, strips around district. This has been actioned through the various Green Belt clean up exercises carried out by the Council with all changes detailed and justified in the following documents: <ul style="list-style-type: none"> • CC48.1 – Further Changes to Schedule of Minor Boundary Changes to Green Belt; • CC48.2 – Further Changes to Schedule of Minor Boundary Changes to Green Belt May 2022.
SD02 - 155	GB1 - Green Belt	Green Belt	Maps detailed in documents CC48.1 and CC48.2 in the Calderdale Local Plan Examination Library.	Further Green Belt clean up exercise carried out in light of site allocation boundary changes and allocations not being taken forward in the Local Plan. Green Belt changes are detailed and justified in the following documents: <ul style="list-style-type: none"> • CC48.1 – Further Changes to Schedule of Minor Boundary Changes to Green Belt*; • CC48.2 – Further Changes to Schedule of Minor Boundary Changes to Green Belt May 2022. <p>*Green Belt deletions GBDMIQ4, GBDMIQ5 & GBDMIQ6 in CC48.1 are no longer proposed due to changes to the site boundary of LP0177 - Land adjacent Ellistones Place, Saddleworth Road, Greetland, Elland.</p>

Change Reference	Policy	Reference	Comments	Reason
SD02 - 156	CC6	Key: Wind Energy Areas	Amend the key of the Policies Map as follows: Wind Energy Areas - Small Turbines <i>(maximum height 59 metres to blade tip)</i> Wind Energy Areas - Very Small Turbines <i>(maximum height 24 metres to blade tip)</i>	Clarification

Change Reference	Policy	Reference	Comments	Reason
SD02 - 157	IM3	Safeguarding Disused Railway Lines		Update
 <p data-bbox="331 1002 593 1082"> ***** Disused Railway Formation © Crown Copyright and database right 2022. Ordnance Survey Licence number 10023069. </p>		 <p data-bbox="1227 1002 1489 1082"> ***** Disused Railway Formation © Crown Copyright and database right 2022. Ordnance Survey Licence number 10023069. </p>		

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Cabinet Report Appendix 8

CALDERDALE LOCAL PLAN

INSPECTOR'S POST HEARINGS LETTER

Page 61

Calderdale Metropolitan Borough Council

2022



Calderdale Local Plan Examination

Inspector – Katie Child B.Sc. (Hons) MA MRTPI
Programme Officer – Miny Schofield tel: 07799 724690
Email: miny.schofield@calderdale.gov.uk

Richard Seaman
Corporate Lead - Planning
Calderdale Council
Westgate House
Halifax
HX1 1PS

By email via the Programme Officer

21 March 2022

Dear Mr. Seaman,

CALDERDALE LOCAL PLAN EXAMINATION – INS28 POST HEARINGS LETTER FROM THE INSPECTOR

Following the completion of the hearing sessions and submission of requested evidence, I am writing to outline my views on the way forward for the examination.

Before I do so, I would like to thank the Council for stepping up to host the Stage 2-4 hearing sessions in a virtual format, via the Council's Zoom system. This allowed the examination process to continue during periods of restriction/lockdown linked to the coronavirus pandemic. I would also like to thank the Council's Planning team for their input at the hearing sessions and subsequent work.

The comments in this letter are based on the submitted written evidence and representations, and all that has been heard at the hearing sessions. However, the examination has not yet concluded, and consultation on main modifications has yet to take place. I will have regard to all comments made during the forthcoming consultation process when writing my final report. Consequently, the findings in this letter are without prejudice to my final conclusions on the Plan.

Overall, I consider that, subject to main modifications, the Plan is likely to be capable of being found legally compliant and sound. I am also satisfied that the Duty to Cooperate has been met. A number of main modifications which are necessary for soundness reasons were discussed at the hearing sessions

and are referenced in the Council's lists of actions/modifications from stages 1 to 4 of the hearing sessions (documents CC17b, CC85e, CC156a and CC162b). Other potential changes are also outlined in the Inspector's Stage 2 post-hearings letter (INS18). These are not re-rehearsed here. Following the close of the Stage 4 hearing sessions and the receipt of new evidence and representations I consider that a number of further main modifications are necessary for reasons of soundness. These are in addition to modifications proposed in the aforementioned documents (albeit in some cases they amend or supersede them). The further changes are briefly covered in Annex 1 below. Full reasoning and conclusions will be set out in my final report.

The Council is now invited to prepare an updated comprehensive set of proposed main modifications for my consideration prior to publication, based on the changes detailed within this letter and those referenced in CC17b, CC85e, CC156a, CC162b and INS18. The modifications will need to be subject to Sustainability Appraisal and Habitats Regulation Assessment as necessary and published for consultation. The documents should also be accompanied by a schedule of any necessary changes to the Policies Map.

The Inspector's final report will set out conclusions on the main issues discussed at the hearing sessions, taking account of consultation responses on the main modifications.

It would be appreciated if you could confirm if the Council is content to proceed on the basis outlined in this letter. Please note that I am not expecting to receive or accept comments from any other parties on the contents of this letter.

In producing the updated set of proposed main modifications, the Council is requested to liaise with me via the Programme Officer regarding projected timescales and formatting. A copy of this letter should be placed on the Council's website and made available on request.

Katie Child

INSPECTOR

Annex 1

Housing and employment need/requirement

1. The submitted Plan sets out a need and requirement for 12,600 additional dwellings over the Plan period. However, the Council's evidence in CC63/CC63b indicates that this level of housing growth would be insufficient to support the economic growth ambitions in the Plan and associated 'policy-on' employment forecasts.
2. The Council has proposed that the housing need/requirement in the Plan should be increased to 14,950 dwellings to support employment growth. The Council is signed up to delivery of the Leeds City Region Strategic Economic Plan/Framework and planned investment in jobs and infrastructure through the Growth Deal and other funding. The proposed increase in housing is a reasonable and justified response, taking account of all factors, and will facilitate delivery of the Plan. The Calderdale Plan was submitted under transitional arrangements (paragraph 220 in NPPF 2021) and the figure of 14,950 has been informed by the Strategic Housing Market Assessment, updated modelling work and other evidence. Main modifications should be made to Policy SD3 to reflect the higher housing figure and ensure the Plan is soundly based. Further reasoning will be set out in my final report.
3. The Council's updated housing trajectory in CC125d proposes a stepped requirement involving three rates. The Plan includes a significant supply of homes on strategic sites which are likely to be delivered later in the Plan period. The stepped rates reflect step changes in the level of housing expected to be delivered across the Plan period and are justified. Main modifications will be necessary to reference the stepped rates in Policy SD3 and the trajectory in the Plan.

Housing allocation – Land at Horley Green Road, Claremount (LP0103)

4. The site is currently public open space and is allocated in the Plan for 56 dwellings. The Council's Open Space Quantitative Standards document (CC111) identifies deficits of open space in the area. The site also makes a positive contribution to the appearance and character of the locality.
5. The Council's evidence indicates that the proposed lower figure of 29 dwellings in the revised housing trajectory (CC125d) is due to steep topography on the south-west and south-east edges of the site. It appears that a further reduction in capacity and indicative developable area would be necessary to provide new high quality, usable and centrally located open space on part of the site, which compensates for quantitative loss and contributes to local character. There is no evidence before me that allotments are deliverable or would provide appropriate compensation.

Housing allocation - Daisy Bank, Halifax (LP0397)

6. The site is allocated in the Plan for 10 dwellings. However, the access road from Savile Park Gardens is in separate private ownership. The Council has indicated that there is a right of access along the road. However, notwithstanding this, there is no firm evidence before me to demonstrate that upgrading/maintenance of the access track could be facilitated. Overall, I consider there is some doubt regarding the suitability and deliverability of the allocation and recommend it should be removed from the Plan. The site is within the built-up area and may come forward as windfall development in due course, if issues are resolved at planning application stage.

Housing allocation - Land off Wheatley Road, Halifax (LP0454)

7. The site is identified in the Plan for 20 dwellings. Evidence produced by the Council since the hearing session (CC163) indicates that capacity should be reduced from 20 to 14 dwellings due to topographical and ecological reasons. I concur that this modification is necessary for reasons of soundness.

Housing allocation - Woodland Avenue, Todmorden (LP0901)

8. The site is currently an area of public open space used for recreational purposes, and includes a kick-about area, children's play area, woodland and community orchard/growing area. The site, known locally as Denis's Field, is allocated in the Plan for 16 dwellings. Replacement open space is proposed on adjoining land (LP902).
9. Based on the evidence before me I consider that the proposed loss of Denis's Field and redevelopment for housing would detract from the character and appearance of this part of Stansfield Hall Road. Furthermore, the proposed relocation of the open space to LP902 has a number of drawbacks, linked to topography impacting on the extent of the kick-about area, reduced opportunities for overlooking, and the sub-division of the community orchard from the rest of the open space. Whilst some improvements such as better play equipment could be secured, and additional housing/affordable housing would be facilitated, I am not persuaded these would outweigh the disbenefits or that replacement open space provision would be equivalent or better. The scheme would therefore fail to accord with paragraph 74 in NPPF 2012.
10. Overall, it is concluded that housing allocation LP901 and associated relocation of the open space to LP902 is not soundly based and the proposals should be deleted from the Plan. Further reasoning will be set out in my final report.

Employment allocation – Land rear of Crosslee, Hipperholme (LP0032)

11. Site LP0032 is allocated in the submitted Plan as an extension to the adjoining employment site. However, the adjoining Crosslee factory has since closed. Marketing has taken place but the Crosslee site is located at a distance from the strategic road network and there does not appear to be evidence of strong market demand for comprehensive employment re-use. The Council proposes in CC109 that LP0032 should be extended to incorporate the Crosslee site and re-allocated as a single new mixed-use site, including an element of employment use.
12. The nearby Hipperholme crossroads has capacity restrictions and lies within an Air Quality Management Area. However, there is a fall-back position as the former factory use generated a degree of traffic. A new secondary site access is also proposed onto St. Giles Road. On the basis of the evidence before me I am satisfied there is likely to be scope for extensive mixed-use redevelopment on the expanded allocation site, and that the expanded allocation is justified. However, the precise extent and mix of uses will be dependent on further Transport Assessment and Air Quality Assessment work and the ability to secure mitigation measures. The amended policy should include reference to this flexibility and the need for necessary mitigation measures to be explored secured through the planning application process.

Employment allocation – Land west of Huddersfield Road, Brighouse (Toothill) (LP1618)

13. Following further work by the Council in CC128 I can confirm that I consider the changes to the western boundary of the site, as proposed in HS13.1, are acceptable and justified. However, the existing tree belt on the western boundary has landscaping and ecological value and would help to provide a defensible Green Belt boundary. The indicative development area in the map in Appendix 1 should exclude the tree belt, and the policy should refer to its retention.
14. Following discussions with Historic England and the production of a revised Heritage Impact Assessment (HIA), the Council proposes that the eastern part of the site should remain free from buildings and be excluded from the indicative developable area. I concur that these changes, as set out in the map in CC116, are necessary in order to mitigate harm to nearby heritage assets at Toothill Court. Other key mitigation measures in the updated HIA should be included in the policy, relating to the access road and design considerations in the area of medium sensitivity. The requirement for a HIA report should also be referenced.
15. The allocation, in conjunction with LP1451, will leave a small area of Green Belt to the north and east surrounded by built development. This is largely as shown in GBDMIQ02 in document CC48.1, albeit it does not

take account of changes to the north-western part of LP1618 as set out above. The largely landlocked Green Belt area as amended would no longer meet the purposes of including land in the Green Belt. On this basis it should be deleted from the Green Belt as shown on the Policies Map.

Employment allocation – Land at Listers Road, Shibden (LP0105)

16. The Council's hearing statement HS13.1 proposes that the site policy should be amended to refer to the Local Geological Site and requirement to consult with the West Yorkshire Geology Trust. This change is not referenced in CC85e. I agree the change is necessary for reasons of effectiveness and should be incorporated into Appendix 1 in the Plan as a main modification.

Employment allocation – Top Land, Cragg Vale, Mytholmroyd (LP1622)

17. The site is allocated in the submitted Plan for employment and the owner has subsequently confirmed that the site is only available for this purpose. Further assessment work in document CC116 indicates that the eastern/north-eastern parts of the site should be excluded from the indicative developable area. I concur that these changes are necessary in order to protect landscape character, the setting of Mytholmroyd and nearby heritage assets. Main modifications to reflect the reduced indicative developable area and floorspace capacity should be made, as set out in CC116 and CC117.

Other changes to employment and mixed-use allocation sites

18. As identified at the hearing sessions, the Plan will need to be modified to reflect changes in the Use Classes Order (UCO) for reasons of effectiveness. Document CC115 outlines potential text changes to Policies SD5 and SD6 and UCO related description changes in Tables 1 and 2. Reference to the specific E use classes E(g)i/ii/iii should also be included.
19. Document CC115 also outlines proposed changes to the types of uses on employment sites LP0355, LP1134 and LP1220 in Table 1, and on various mixed-use sites in Table 2, which I concur with. The latter includes the proposed deletion/redesignations of mixed-use sites LP771, LP1287 and LP1292 as the sites are no longer available for the uses identified in the submitted Plan.
20. The Council's Mixed Use Site Capacity Assessment (CC72b) identifies a number of changes to the site capacities and proportion of uses on mixed-use allocation sites. Some of these are captured in CC115. The proposed changes in CC72b, insofar as they relate to mixed-use allocations in the submitted Plan, are reasoned and justified and should be included in the main modifications schedule.

21. Document CC117 identifies corrections to the indicative development areas of employment allocation sites LP0059, LP1218, LP1231 and LP1640, and to the overall site area of LP1640. The changes are justified and associated main modifications should be made.

Overview of housing sites and supply

22. The Council's latest trajectory in CC125d indicates that 13,595 dwellings would be delivered over the Plan period. The estimated supply is based on various sources including allocations in the Plan (taking account of proposed capacity changes and amendments discussed during the hearing sessions) and the following additional housing allocation sites identified in CC39 (taking account of proposed changes discussed at the hearing sessions): LP0026, LP0177, LP0952, LP1567, LP1616, LP1625, LP0983, LP1128, LP1409, LP1590, LP0931, LP1372, LP0766, LP1034 (incorporating LP1035), LP1036, LP1037, LP1044, LP1523 and LP1602.
23. Based on the evidence before me, with the exception of site LP0026 (see the paragraph below), I consider that the additional allocation sites listed above are suitable and capable of delivery at the point envisaged. They are necessary in order to provide an adequate supply of homes over the Plan period, taking account of the higher housing requirement of 14,950. Further reasoning will be set out in my final report. The sites should be referenced in Policies SD6 and SD7 and new site-specific policies included in Appendix 1 of the Plan. The policies should be based on CC39, taking account of changes to wording and site capacity agreed at the hearing sessions. Policies for additional sites LP1372 and LP1567 should be further amended to reflect changes outlined in CC116 and CC170 respectively. Consequential amendments to the Green Belt will also be necessary, as outlined in CC48.1.
24. The Council proposes that additional housing site LP0026 in Greetland should be allocated. The figure of 16 dwellings in the housing trajectory is lower than the original proposal for 67 dwellings in CC39. However, given the sensitivities of the site I consider that either scale would cause significant harm to the character and appearance of the locality and the setting of Greetland. As such the additional allocation is not justified or consistent with national policy.
25. I have concluded above that allocation sites LP0397 and LP0901 should be deleted from the Plan, and that the proposed additional allocation site LP0026 is not suitable or justified. These sites comprise a total of 42 dwellings occurring from year 10 onwards and should be removed from the trajectory and housing supply calculations. There may also be a small reduction of capacity on LP0103. Overall these changes would result in a slight reduction in the estimated supply figure of 13,595 in the housing trajectory within the Plan period, with some further supply from the Garden Suburb sites beyond 2032/33. This represents a shortfall of supply within the Plan period against the identified requirement of 14,950

dwellings. This matter will be dealt with in my final report, although I am satisfied that, nonetheless, the Plan is capable of being found sound.

26. Based on the evidence in document CC125d I am satisfied there is a realistic prospect that the Council will be able to demonstrate five-year housing supply on adoption of the Plan. The document identifies 5.92 or 6.11 years of housing supply, depending on whether under-delivery in the early years of the Plan is redistributed within the five-year supply period (the 'Sedgefield' approach) or over the whole Plan period (the 'Liverpool' approach). Current and previous guidance in the PPG on this matter indicates that the Sedgefield approach should be used unless an alternative approach is justified. In the case of Calderdale, there is no persuasive evidence before me that an alternative approach is justified or necessary. Accordingly, the updated five-year supply calculations should be based on the Sedgefield approach.

Proposed new Regeneration Action Areas – Land adjacent Mill Royd Street, Brighouse (LP0573) and land off Halifax Road, Todmorden (LP0327)

27. The Council proposes that the above sites should be added to the Plan as key future regeneration areas. Inclusion in the Plan will provide clarity on the Council's vision for the land and support regeneration priorities and potential funding bids. New policies, based on CC152 as amended, should be included in the Plan for reasons of soundness.

Policy CC6 – Assessment of wind energy developments

28. Policy CC6 states that wind energy development may be appropriate in two categories of areas identified as suitable for wind energy on the Local Plan Policies Map – relating to 'small turbines' of 25 of 59 metres and 'very small turbines' of 18 to 24 metres (to blade tip). However, the Council has confirmed that schemes below these size thresholds would, logically, also potentially be suitable in both areas. A main modification should be made to the policy to confirm this position, for reasons of effectiveness.
29. Policy CC6 states that outside these identified areas wind energy schemes less than 18 metres to blade tip may also be acceptable, provided a number of other criteria are met. Councils are required to plan positively for renewable energy and address climate change. However, the Written Ministerial Statement (WMS) dated 18th June 2015 states that wind energy development requiring planning permission should only be granted in areas identified as suitable for wind energy development in a Local or Neighbourhood Plan. There is no evidence before me that turbines below 18 metres and not benefiting from permitted development rights have or are likely to be a strong source of supply in Calderdale in the future, or that there are other compelling local circumstances for departing from policy in the WMS. Accordingly, I consider that Policy CC6 should be modified by deleting the second bullet in Part 2.

Policy HW6 - Hot food takeaways

30. Policy HW6 indicates that proposals for hot-food takeaways will not be permitted within 400 metres of schools, unless located within a designated town centre. However, in the case of primary schools there are limited opportunities for children to leave school at lunchtime or walk/cycle to and from school without an adult. Maps produced by the Council also show that application of the policy in terms of both primary and secondary schools would cover a significant proportion of the built-up areas. I consider that the policy as drafted is not justified and criterion i should be modified to refer to secondary schools only. Further reasoning will be set out in my final report.

Policy EE1 – Safeguarding employment areas, land and premises

31. In CC115 the Council proposes that criterion (i) in Policy EE1 should be amended to allow changes from employment use to employment generating uses in Primary Employment Areas. However, the Council has indicated that it is committed to retaining employment uses where possible, including employment allocations once they are developed, as outlined in Policy EE1 criterion iii, the final paragraph in Policy SD5, and CC115 paragraph 7. Amendments to Policy EE1 to reflect the UCO changes need to be consistent with the Council's overall strategy and other policies. I am content that these issues are capable of being resolved through the main modifications process.

Open space provision

32. Document CC111 identifies new quantity standards for parks and gardens, amenity greenspace and natural greenspace. These should be incorporated into the standards table in the Plan in order to provide an effective framework for planning for open space provision.
33. The Plan includes a number of housing site allocations on areas of open space or land used for sports facilities (further to those referred to above). Mitigation measures involving the provision of high-quality open space/facilities on part of the site or providing/upgrading open space/facilities elsewhere are set out in CC85d and in some cases are superseded by wording in CC111. Necessary amendments are capable of being dealt with through the main modifications process.
34. In the case of outdoor sports facilities, the Council's Playing Pitch Strategy 2017 provides key information on quantitative shortfalls in sports pitches and the need for qualitative improvements. The role of the Strategy should be referenced in Policy GN6 for reasons of effectiveness.

Shibden Valley Special Landscape Area

35. The Shibden Valley has significant landscape and cultural value and is identified in the submitted Plan as a Special Landscape Area (SLA). The boundary of the SLA, as shown on the submitted Policies Map, has largely been carried over from the adopted Plan, except for two areas in the west and the east which have been removed. These changes are depicted in the map in HS27.1.
36. The western deleted area lies to the east of Swalesmoor Road and below the main ridgeline. Notwithstanding some quarrying in this area and nearby industrial buildings, the ridgeline and open fields are clearly visible in distant views across the valley and form part of a scenic backdrop. The eastern deleted area lies to the west and north-west of Northowram. The area is predominantly characterised by attractive open fields and is a popular area for access and walking.
37. Notwithstanding the SLA review assessments in EV10, I consider that these western and eastern areas contribute to the special scenic and landscape qualities of the Shibden Valley with its strong sense of place. The areas should be reinserted within the Shibden Valley SLA boundaries and the Policies Map amended accordingly. Further reasoning will be set out in my final report.

Waste sites and supply

38. The Council's evidence shows a need for a further 4 to 5.5 hectares of land to accommodate new waste management facilities over the Plan period. The submitted Plan allocates four waste sites (WLP1-4), with an overall indicative developable area/capacity of about 8.5 hectares (as identified in CC104). Three of the sites are located in and are proposed to remain within the Green Belt.
39. Further site assessment work by the Council after the Stage 2 hearings identifies three other site options for waste facilities. The sites at Lacy Way, Elland (site 133) and Atlas Mill Road, Brighouse (site 436) are located outside the Green Belt and are suitable and available. Part of the employment allocation LP1219 north of Holmfield Industrial Estate could also come forward for waste use.
40. Document CC158 indicates that the non-Green Belt allocations/additional sites (WLP1 and sites 133 and 436) would provide 4.55 hectares of capacity in total, with further potential capacity on LP1219. Furthermore, Calderdale has a significant stock of employment land and the Plan allocates more employment land than is required. Waste management facilities (including those classed as B2 development) can sometimes be suitable on business parks. Notwithstanding the Council's re-assessment work I consider there is a reasonable prospect that such sites could

provide a potential source of capacity for waste management facilities over the Plan period.

41. Taking account of all of the evidence before me, I consider there is insufficient justification for the three proposed waste allocation sites in the Green Belt (WLP2 in the submitted Plan and the reduced area discussed at the hearings, WLP3 and WLP4). This applies whether the sites were to be retained in the Green Belt or released as Green Belt land. Neither very special circumstances or exceptional circumstances have been adequately demonstrated. Site WLP2 is also a sensitive location in an elevated hilltop setting. Further reasoning will be set out in my final report.
42. Waste allocations WLP2, 3 and 4 should therefore be deleted from the Plan. To ensure appropriate provision, the three new sites proposed by the Council should be included in Policy WA2 and reference inserted to potential windfall supply from employment sites. New policies should be included in Appendix 1 of the Plan for Lacy Way and Atlas Mill Road. The latter should include reference to heritage mitigation measures in CC164, as agreed with Historic England.

Calderdale MBC

Wards Affected

Cabinet ALL

11th July 2022

Annual Corporate Performance Report

Report of Head of Finance

1. Purpose of Report

- 1.1 Our Vision 2024 seeks to raise our aspirations, instil hope, and enable us all to work together to support the people of Calderdale to reach their potential, and is aligned to and support our corporate priorities of the Council.
- 1.2 With the significant challenges in the last 2 years and we now emerge from the global pandemic, there are unprecedented cost of living rises and other economic/geopolitical challenges now facing our residents. It is therefore important to reflect in this context on how well we have performed in meeting these pressures. More importantly it serves as a baseline to inform where our areas of focus must be to address new and emerging challenges going forward and what improvements we can identify to our approach to help inform this work in the future.
- 1.3 This report details the council's performance against its key indicators, for the period January 2022 to March 2022, and the annual summary for 2021/22 (Appendix A).

2. Need for a decision

- 2.1 Cabinet receives an annual report to give assurance that action and delivery against the priorities of the Council are being achieved.

3. Recommendation

- 3.1 That Cabinet note the progress on performance during 2021/22 and the improvements to further enhance outcome(s), performance and finance in our corporate reporting going forward.

4. Background and/or details

- 4.1 This is a summary of our confirmed performance during the period 1st April 2021 to 31st March 2022.
- 4.2 The themes and ambition as set out in our Vision 2024 and the three key priorities of the Council as agreed by Cabinet, which are aligned to and support this, are as follows:
- 4.2.1 We know that the impact of the pandemic and the challenge posed by the of the cost-of-living crisis are not felt equally by our residents. We will work with our communities to **Reduce Inequalities**, and the causes of deprivation to ensure that we support our residents with positive economic activity and opportunities that promote healthy future outcomes.
- 4.2.2 Following our declaration of a **Climate Emergency** we are committed to develop and implement programmes to help us realise a carbon neutral future and reduce the risk of flooding across the Calder Valley.
- 4.2.3 By supporting our local economy with economic hubs that provide thriving independent retail businesses and a rich cultural life that builds on Calderdale's heritage and landscape, we will develop and ensure we have **Strong & Resilient Towns**.
- 4.3 We measure the performance of the council on approximately 90 key performance indicators which provide us with evidence of how well we are doing against our own ambitions, and against other local authorities of similar size and demography. This helps us to celebrate and learn from success, as well as identify where we need to improve. We treat a selection of these as super key performance indicators (SKPI) as they have the biggest impact on the people of Calderdale and are aligned to our priorities. 2021/22 Performance for these SKPI's are also illustrated via infographics (Appendix B).
- 4.4 In some instances, there is a lag between published (and validated datasets with which we can accurately benchmark performance) and the time parameters for annual reporting. As such updated performance and benchmarking data may not yet be available to the Council, depending upon timescales and source.
- 4.5 This year we have implemented further improvements to our performance framework with revised measures and more robust primary benchmarking of our progress with other local authorities beyond our geographical boundaries in the North of England. This has been achieved via benchmarking against CIPFA (Chartered Institute of Public Finance and Accountancy), and the Council's Statistical Neighbours for Yorkshire and Humber and all England councils.
- 4.6 In this context of continuous improvement, this coming year we will also work to transition towards a more outcomes-based budgeting performance framework approach (Appendix C) and set out against the basic principles below.
- 4.6.1 What are the improved **outcomes** for our residents which we are aiming to achieve underpinned by our Council's priorities and refreshed Vision?
- 4.6.2 What is our **performance** telling us about our efforts as a Council to meet these, and where should we make any changes to improve if needed?

- 4.6.3 How effective are we in our **financial** commitments and resource allocation at delivering services or working with partners to achieve these outcomes?
- 4.7 This refinement and improvement of our performance framework in 2022/23 will also be reflected and be of value in the budget planning process (Medium Term Financial Strategy (MTFS)) by enabling greater scope for financial modelling of performance and its impact on the achievement of our outcomes and aspirations for residents going forward to be illustrated.
- 4.8 Set against the context of an unprecedented period and this continuing be the case for some time to come, for the last 12 months across our 19 SKPI's nearly 60% of these indicators are ranked within the top/second quartile against other councils when measured against via the CIPFA standards/benchmarking group
- 4.9 Based on all available validated data, some of our key achievements in 2021/22 include
- 4.9.1 The latest data for **adults needing access to social care** (The percentage of the population aged 65 or over in receipt of long-term adult health and social care support) continues to fall, reaching 3.56% in our latest published annual figure for 2020/21. This is a decrease from 3.8% in 2019/20 and reflects positively our improvement and work to support people independently in their own homes, when compared to national (3.4%) and other statistical neighbouring local authorities (3.8%).
- 4.9.2 Our performance for the number of **adults qualified to Level 4 or above** continues to increase from the previous year. The most recent data (2021) shows that 39.2% of adults aged 16-64 in Calderdale are now qualified to Level 4 or above, with our performance now slightly above regional average but remains behind the national average.
- 4.9.3 Aligned to and underpinning the encouraging performance on adults qualified to NVQ Level or above, the latest data for **youth unemployment** (as of March 2022) shows 7.4% of 18–24-year-olds are claiming unemployment benefits. This is a continued reduction from the peak of 12.9% in March 2021. Although we remain higher than England and Regional comparators (5.0% and 5.4% respectively), the percentage gap has reduced and is now as it was pre-pandemic.
- 4.9.4 Enormous efforts have been put in place nationally and local to support the economic recovery from the pandemic. The **economic business sustainability** measure reflects there has been an increase in the proportion of new enterprises that are still active after 3 years from 54.9% to 57.2%. This puts our performance above the regional average and currently ranks us 3rd against statistical neighbours and offers a good baseline from which we will be closely monitoring for impacts going forward in respect of the cost-of-living crisis and forecasted economic pressures.
- 4.9.5 The monitoring of **physical activity and inactivity** in adults is an important indicator as part of a healthier lifestyle. The latest data for the percentage of physically active/inactive adults (May 2020 to May 2021) shows a slight increase in the proportion of physically active adults to 63.2%, compared to a decrease amongst most of our comparators. The achievement of *healthy* life outcomes and choices is a key principle of all our work on physical activity. In this way, we will also look to improve our reporting of performance in these areas going forward

with the adoption of more informative indicators of success such as Healthy Weight in our Reception and Year 6 aged populations.

- 4.10 We are of course aware of and acknowledge the challenges in other areas of performance however, and these continue to receive our focus and support in order to bring about required improvements where necessary.
- 4.11 Areas of the council which experienced challenging performance during 2021/22 and are benefitting from further support going forward include.
- 4.11.1 Known challenges with **housing** sufficiency and the delivery of new homes. Our actions to address this include revision this year of our Calderdale Housing Delivery Test Action Plan with its focus to “identify the reasons for under-delivery, explore ways to reduce the risk of further under-delivery and set out measures the authority intends to take to improve levels of delivery”. The refreshed action plan will clarify the priority status for housing development and demonstrate our progress and awareness and understanding of problems of low delivery to statutory agencies such as the Planning Inspectorate going forward.
- 4.11.2 Furthermore, in this context we have continued to progress the Local Plan towards adoption in September 2022 and have produced a new Housing strategy and commissioned Local Partnerships to undertake a study regarding housing delivery in Calderdale, all of which will help inform our future work and action plans in this area.
- 4.11.3 The clearest understanding of current **total crime** for this annual performance (2021/22) period can be seen when comparing against pre pandemic trends (2019) given the adverse impact this pandemic had on citizen behaviours/freedom of movement. This shows all districts with very similar total crime levels to 2019, albeit in Calderdale we are slightly below the average for the West Yorkshire Force area.
- 4.11.4 With the release and final removal of pandemic restrictions during 2021/22, there was an expected increase in some types of crime, as people were able to return to a new normality and participated in the hospitality/ night-time economy sector.
- 4.11.5 It is intended however that for 2022/2, reporting comparisons will now be statistically robust so as to be compared with the previous 12 months and without this anomaly period will hopefully inform better data and trend in crime reporting. To reflect the complex nature of Total Crime reporting and its interrelated dependencies, our communities and variance in type we will be working to refine our SKPI reporting in this area during 2022/23.
- 4.11.6 The rankings that are published annually show that **highway** maintenance of our principal roads has improved from 5% of the network requiring maintenance to 4% during this reporting year. This remains within the overall West Yorkshire Combined Authority target of 5%. In an attempt to improve our performance further, and in common with all West Yorkshire authorities, we have recently supported a City Region Sustainable Transport Settlement bid that will increase maintenance funding over the next five-year period 2022-27. Consequently, this year's capital programme is valued at £7.692M, with £4.596M of this being committed for carriageway improvement works.

5. Options considered

5.1 None applicable.

6. Financial implications

6.1 The priorities of the Council help guide the Council's Medium-Term Financial Strategy decision making as part of the budget setting process. Monitoring our performance against these priorities informs strategic decisions and/or intervention to be made to redirect resources. We will be further reflecting financial modelling within our approach to help inform how successful previous investment decisions have been.

7. Legal Implications

7.1 None applicable.

8. HR and OD implications

8.1 None directly applicable.

9. Consultation

9.1 None applicable.

10. Environment, Health and Economic Implications

10.1 The Council's 3 key priorities aim to improve the outcomes for all our residents and the borough as whole. We aim to achieve this with a strong sustainable economy, high level of business activity and jobs creation and supported by life chances and a quality of health and wellbeing that are equal to the rest of the country.

11. Equality and Diversity

11.1 Measurement of performance contributes to an inclusive and diverse Calderdale by identifying areas of success, or those needing improvement.

12. Summary and Recommendations

12.1 As we have emerged in 2022 from the worst effects of the pandemic and we seek to build back and recover our communities and their economic ambitions in a fairer and equitable way, we are now faced with a further set of unprecedented local, national and global challenges. Primary amongst this being the severe impact on the cost of living and affordability challenge for basic essentials and energy needs that the recent geopolitical and economic shocks have brought for all our residents.

12.2 These are also still to be considered in the context of other challenges from climate change, flooding, public sector budget constraint and the UK's exit from the European Union that remain prevalent and impact on the ambitions and aspirations for all our residents.

12.3 Our ability as Council therefore to demonstrate the **outcomes** we are aiming to meet and improve for our residents, how we will we measure our **performance** as a measure of success in achieving these, and how effective/efficient we are in **financing** and resourcing them will be key principles of our framework going forward. This will allow all to have

access to a transparent and meaningful picture of our progress and provide the focus to improve where needed.

- 12.4 As such and evidenced by how we have continually sought to improve and refine our performance framework over the years, we will look to transition and develop our outcomes budget-based approach in 2022/23 in conjunction with elected members and senior leadership/officers to help provide this more holistic picture of outcomes, performance, and finance.
- 12.5 Finally, it is worth noting and recognising however, that in the context of this challenging period, there has been and evidenced strong overall performance of the Council in this past 12 months based upon latest available data releases and measured against its Super Key Performance Indicators (SKPI's). It should also be acknowledged that our performance and ability to influence these in many areas is underpinned by other external factors and/or collaboration with other partner agencies at a local and/or regional level. It is evident however, that in the last 12 months across our 19 super key performance indicators, nearly 60% of these indicators are ranked within the top/second quartile of councils when measured against this benchmarking group (CIPFA). In this context and the challenges throughout this past 12 months, this is a level of performance that can, and should attract a degree of celebration and optimism for the future.

Chris Forrester
Head of Finance

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The documents used in the preparation of this report are:

1. Appendix A: 2021-22 Corporate Performance Report
2. Appendix B: 2021-22 Performance Summary Infographic
3. Appendix C: Proposed Outcomes/Performance/Finance Framework 2022/23+

The documents are available for inspection at:

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Corporate Performance Report 2021/22

Summary

This report provides a performance update for Quarter 4/Year End of the 2021/22 reporting year.

During this reporting period, there have been data releases for 4 quarterly Super Key Performance Indicators (SKPIs):

- **Total Crime** — The latest data release shows a 1.3% increase in the total number of recorded crimes for the year 2021/22 (24,709) against 2019/20 (24,392). Comparatively, West Yorkshire saw a 2% increase against the same time periods. This is the last quarter that comparisons against pre-pandemic will be given. From Quarter 1 2022/23 reporting comparisons will revert back to against the previous year.
- **Adult Social Care** — The percentage of the population aged 65 or over in receipt of long term adult health and social care support continues to fall, reaching 3.56% in our latest published annual figure, which relates to 2020/21. This is a decrease from 3.8% in 2019/20. Our comparators also saw decreases against this measure in 2020/21, with 3.4% nationally and 3.8% amongst our statistical neighbours.
- **Claimant Count** — The latest data release (March 2022) shows 5,955 people claiming unemployment related benefits which equates to 4.6% of residents (16-64) which is in line with the regional average.
- **Youth Unemployment** — As at March 2022, 7.4% of 18-24 year olds are claiming unemployment benefits showing a continued reduction from the peak of 12.9% in March 2021. Although we remain higher than England and Regional comparators (5.0% and 5.4% respectively), the percentage gap has reduced and is now as it was pre-pandemic.

During this reporting period, there have been data releases for the following annual SKPI:

- **Adults qualified to Level 4 or above** — The most recent data (2021) shows that 39.2% of adults aged 16-64 in Calderdale are qualified to Level 4 or above. This is an increase from the previous year, with our performance now slightly above regional average but remains behind the national average.

From the wider basket of Key Performance Indicators, please note the following exception reports:

- [Absence in Secondary Schools](#)
- [CLA—Placements and Wellbeing](#)
- [Safeguarding Referrals](#)
- Smoking at Delivery

Statistical Neighbour Ranking

Priority	SKPI	What Does Good Performance Equal	Latest Score	Period	Previous Score	Period	Performance Trend	Latest Rank In Comparator Group	Comparator Group	Top 3 Performing Statistical Neighbours
Page 69 Reducing Inequalities	Healthy life expectancy at birth (Males)	High	61.4 years	2017-19	62.2 years	2016-18	Worsening	9/16	CIPFA Nearest Neighbours	Bury (63.6) Medway (62.7) Kirklees (61.9)
	Healthy life expectancy at birth (Females)	High	64.0 years	2017-19	63.4 years	2016-18	Improving	1/16	CIPFA Nearest Neighbours	Calderdale (64.0) Medway (63.3) Dudley (62.6)
	Percentage of physically active and inactive adults - active adults	High	63.1%	November 2019/20	63.4%	May 2019/20	Worsening	2/16	CIPFA Nearest Neighbours	Bury (63.6%) Calderdale (63.1%) Stockton on Tees (62.1%)
	Excess weight - 4/5 year olds	Low	23.1%	2019/20	23.10%	2018/19	No change	4/14 (2 LAs missing data)	CIPFA Nearest Neighbours	Barnsley (19.4%) Derby (21.5%) Stockton on Tees (21.6%)
	Excess weight - 10/11 year olds	Low	35.0%	2019/20	34.4%	2018/19	Worsening	4/15 (1 LA missing data)	CIPFA Nearest Neighbours	Barnsley (33.4%) Plymouth (33.5%) Stockton on Tees (34.8%)
	Proportion of older people in receipt of long term adult social care (65+) (Benchmarking 2020/21)	Low	3.56%	2020/21	3.82%	2019/20	Improving	7/16	CIPFA Nearest Neighbours	Medway (3.1%) Kirklees (3.2%) Doncaster (3.2%)
	Percentage achieving a good level of development in the Foundation Stage Profile	High	70.5%	2019	70.0%	2018	Improving	5/11	DfE Statistical Neighbours	Stockton on Tees (73.8%) Darlington (71.7%) Bury (71.4%)
	Total Crimes (* benchmarking uses rate per 10,000) (only 12 authorities available for benchmarking for 2020/21)	Low	24709	2021/22	21174	2020/21	Worsening	8/12	CIPFA Nearest Neighbours	Telford & Wrekin (708) Dudley (730) Plymouth (795)
	Voluntary organisations as a rate of population (per 100,000) (New)		191.5	2018/19				1/16	CIPFA Nearest Neighbours	Calderdale (191.5) Bury (179.3) Kirklees (167.5)

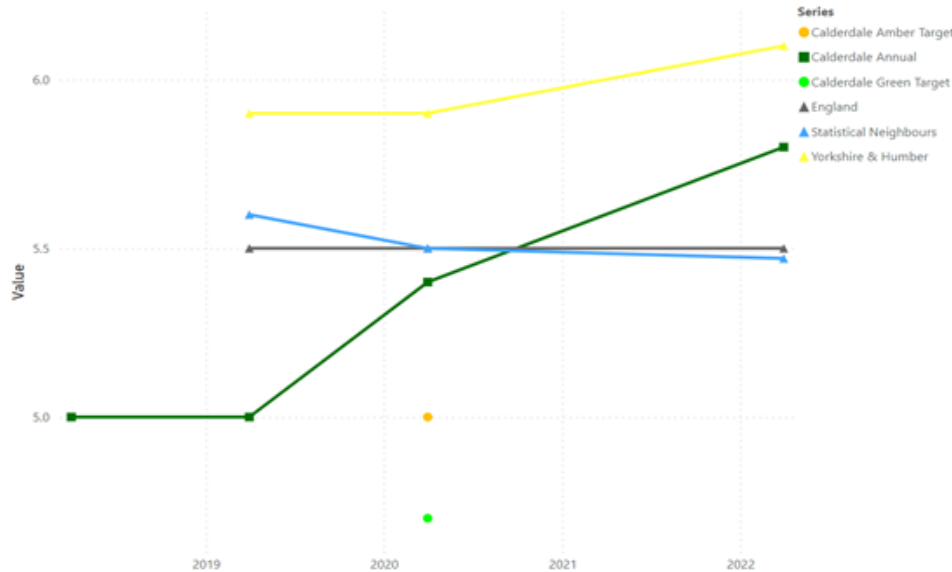
Strong and Resilient towns	NVQ level 4+, aged 16 to 64	High	39.2	2021	36.8	2020	Improving	3/16	CIPFA Nearest Neighbours	Bury (42.8%) Derby (42.0%) Calderdale (39.2%)
	Median gross weekly pay	High	535	2021	520.9	2020	Improving	12/16	CIPFA Nearest Neighbours	Bury (609.4) Medway (606.1) Dudley (589.2)
	Claimant Count (*benchmarking uses the proportion rather than number)	Low	5955	Mar-22	6200	Dec-21	Improving	6/16	CIPFA Nearest Neighbours	Plymouth (3.9%) TBarnsley (4.0%) Wakefield (4.1%)
	Youth unemployment	Low	7.4%	Mar-22	7.5%	Dec-21	Improving	9/16	CIPFA Nearest Neighbours	Plymouth (4.1%) Kirklees (5.7%) Barnsley (6.1%)
	Economic Business Sustainability 3 Year Sustainability	High	57.2	2017	54.9	2016	Improving	3/16	CIPFA Nearest Neighbours	Bolton (58) Plymouth (57.8) Calderdale (57.2)
	Principal roads where maintenance should be considered	Low	4	2020/21	5	2019/20	Improving	13/16	CIPFA Nearest Neighbours	Stockton-on-Tees (1) Kirklees/Medway/Wigan/ Bolton/Rotherham/ Wakefield/Doncaster/ Dudley/Barnsley/Plymouth (2)
	Housing delivery test % of deliverable assessed housing requirement delivery over a rolling 3 year period – over 75% (New)	High	55%	2021	50%	2020	Improving	15/16	CIPFA Nearest Neighbours	Telford & Wrekin (233%) Doncaster (229%) Wakefield (200%)
	Average Progress 8 score per pupil	High	0.03	2019	0.07	2018	Worsening	2/11	DfE Statistical Neighbours	Nottinghamshire (0.06) Calderdale (0.03) Leeds (0.03)
Climate Emergency	Local sites (both geological and wildlife) where positive conservation management is being or has been implemented in previous 5 years	High	65	2021	67	2020	Worsening			
	Per capita CO2 emissions in the area	Low	4.8	2019	5	2018	Improving	10/16	CIPFA Nearest Neighbours	Medway (2.9) Plymouth (3.3) Dudley (3.5)

Secondary School Attendance

Q4 2021-22



107. Half days missed due to overall absence in Secondary Schools (%)



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What is the story the data is telling us?

In 2018/19 (relating to the 2017/18 academic year) the absence rate in the secondary phase in Calderdale was 5.0%, below national average of 5.5%, statistical neighbour average of 5.6% and regional average of 5.9%. Impact of pandemic makes it difficult to compare data. X code (not included in absence data) was introduced 2020/21 to record Covid related absence (other than illness). Calderdale had higher than average case rates and was subject to local restrictions. This is reflected in authorised & unauthorised absence rates as some schools elected to record absence as unauthorised if a pupil did not return after negative test or elected not to be tested.

Secondary phase absence rates published 2021/22 (relating to 2020/21 academic year) increased to 5.8%. During same period, national average was unchanged at 5.5% and statistical neighbour (SN) average improved very slightly from 5.6% to 5.47%. Conversely, Yorkshire and Humber region as a whole saw a small increase in absence rates, from 5.9% to 6.2%. 2021/22 (2020/21 academic year) absence rate was higher (worse) than Calderdale green (4.7%) & amber (5.0%) targets. Overall, trend in absence rates in Calderdale, although similar in direction to regional average, has been rising faster rate than regionally & runs counter to relatively flat trends seen nationally & among SN.

What are we doing to improve?

Comprehensive traded Education Welfare Service: increase in secondary school buy-in for 2022-23. Traded contract provides named Officer to carry out weekly interventions to address attendance issues at early point. For schools not buying in, Service provides legal interventions including Pre-Court Meetings (most effective intervention) & subsequent prosecution and a warning of & subsequent issue of Penalty Notice. Service also commissioned through secondary cluster. Work with families to remove barriers related to Covid for CYP to return to school or facilitate move to EHE where appropriate. Increased staffing providing more capacity for legal interventions. 59% increase in Pre-Court Meetings this year after only 2 terms.

What evidence is there that actions are having an impact?

In 2020/21, schools in the traded service showed a net improvement in attendance of 0.9%, this would have been far higher but for a 2.2% decrease in attendance at one academy buying few Service hours, which has since increased its contracted hours. EW Service provided advice, guidance & briefing sessions for all schools on applying correct Covid-19 attendance coding, ensuring X Code was used judiciously & correctly. This may have impacted negatively on attendance figures. X Code no longer used in current academic year.

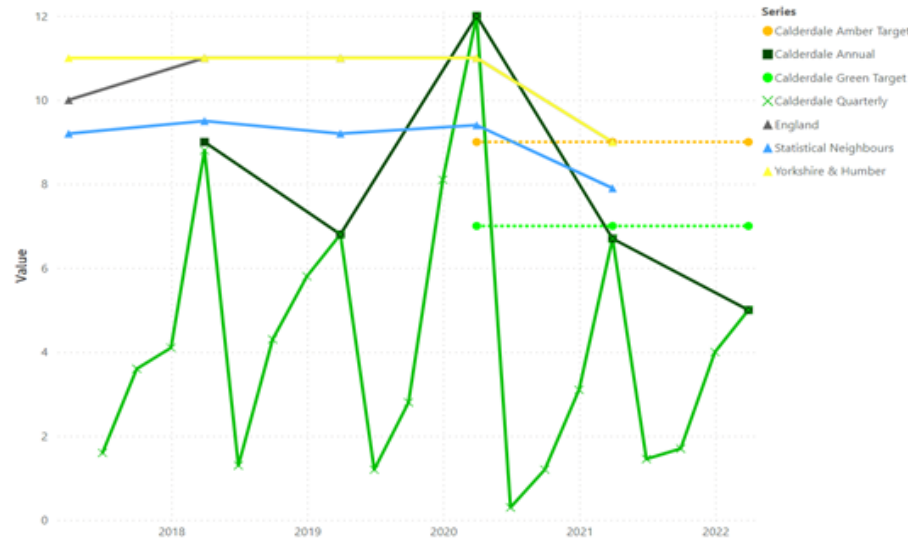
What more needs to happen?

Continue focus on identifying, analysing, and intervening with the number of pupils in the secondary sector who have attendance below 90% who have not received statutory legal interventions. The EW Service is working to full capacity, managing a range of statutory duties in addition to attendance statutory duties and the traded service. Elective Home Education numbers have significantly increased (in line with national rise) and additional LA duties are likely. Capacity for the Service needs to be further increased to enable more traded work in secondary schools and further increased use of legal enforcement. Consideration to be given to increasing the proportion of funding retained by the Service through income from enforcement.

TOG feedback Regular attendance in education is of course key for all our young people to maximise their life opportunities. We will be undertaking further analysis to better understand this data and establish what the story is behind this baseline/performance picture and its correlation with other aspects of school exclusion/attainment and education at home models.



55. Children Looked After with 3 or more placements during the year (%)



What is the story the data is telling us?

Provisional end of year data shows us that the proportion of children looked after (CLA) living in 3 or placements in the year has reduced from a high of 12% in 2019-20 to just 5% in 2021-22. This continued improvement in short term placement stability is beyond the service target and better than the most recent performance of regional, national and statistical neighbour averages (though direct comparison data will not be available until November 2022). Long term stability for CLA has also continued to improve since the [latest report to TOG](#) at Quarter 2 2021-22 and reached 80% at the end of 2021-22. (That is, 80% of CLA under 16 who have been looked after for 2 or more years and have been in the same placement for 2 years+ or have been placed for adoption.) It is likely that this performance will place Calderdale in the top quartile of local authorities for both short and long term stability for CLA.

However, some measures of CLA wellbeing haven't improved alongside stability. While the proportion of CLA with up to date health assessments and immunisations is returning to pre-pandemic levels (90%+), this is not the case across the board. At 54% the proportion of CLA who received a dental check in the past year is well below pre-pandemic levels. Some 55% of CLA have an up to date emotional and behavioural strengths and difficulties questionnaire completed by their main carer, noticeably lower than comparator averages. The proportion absent from placement also began trending above comparators in 2020-21 and sits at 6% in the last 6 months.

What are we doing to improve?

Good systems in place for placement support.
 Recent fostering restructure proving effective. Careful consideration to matching both long and short term placements.
 Development of External Placements team.
 Permanence Panel and External Placements panel offering good oversight.
 Better joint working between fostering and CLA services.
 Increase in connected carers through work undertaken by Child Protection, CLA and Family Group Conferencing to identify family at the earliest opportunity.
 Challenging providers who give notice, good working relationships being developed.

What evidence is there that actions are having an impact?

Data shows good placement stability.

What more needs to happen?

Social work retention remains an issue and is likely to impact stability if young person has multiple short term agency workers.

Poor outcomes on care leavers exiting via SGO might be having a beneficial impact on these figures. Placements with good stability might usually move to Special Guardianship Order (SGO) and this hasn't happened for a number of cases, but this issue is being addressed via the implementation of a new SGO strategy.

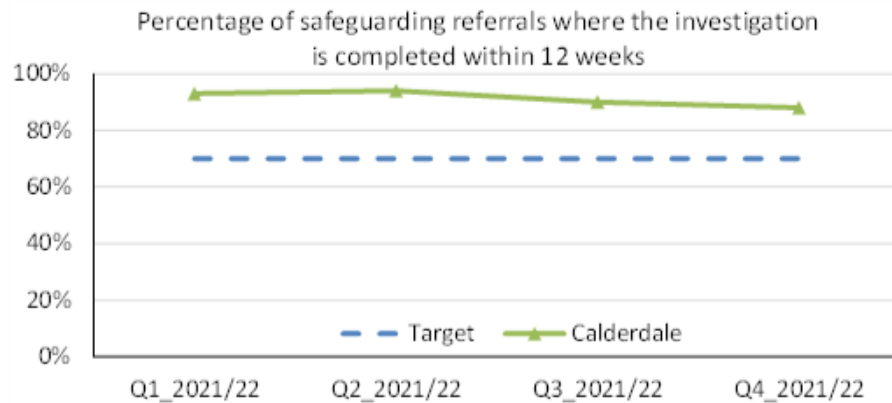
Placement instability for teenagers remains an issue with very limited 'adolescent support' in Calderdale such as MST.

Specific focus upon dental visits and completion to SDQs is presently a focus across the CLA and fostering teams as we seek to ensure dental visits are correctly recorded and SDQs completion increases.

TOG feedback We are pleased with what this performance on placement stability tells us in respect of its positive outcomes for our children looked after. We will continue to give focus to all other aspects of service support and the management of health issues (dental services) to make necessary improvements for our children looked after.

Percentage of Safeguarding referrals where the investigation is completed within 12 weeks

Q4 2021/22



Which CIPFA Statistical Neighbours perform best on this measure?
 Not applicable, this is a local indicator, which is not included in the national adult safeguarding statutory return.

What are we doing to improve?

- Adult Social Care have worked with the Safeguarding Adults Board (SAB), care providers and organisations to improve the detail and quality of what information is being reported as a safeguarding concern—stage 1, which leads to proportionate and timely responses.
- The IT system developments, launched in April 2021, supports safeguarding procedures to be followed and completed well.

What is the story the data is telling us?

This indicator focusses on the timeliness of the Council’s responses to adult safeguarding referrals and investigations, now more commonly referred to as Section 42 concerns and enquiries. Our current target is for 70% of enquiries to be completed within 12 weeks of receiving the concern. In 2020/21, the 12 week timescale was achieved for 65.4% of concerns, whereas in 2021/22, that was achieved for 88% of concerns. A large proportion of concerns we receive are resolved within 2 weeks (56% of closed enquiries in 2021/22). Where responses take longer, this will usually relate to the time required to gather further information about the safeguarding issue.

The improvement in performance is largely influenced by a change in how adult safeguarding work is recorded in the Council’s adult social care IT system. In April 2021, a new safeguarding module was introduced. This improved our ability to capture information about safeguarding concerns, which helped us to more quickly decide on the most appropriate response. The new module also allows us to capture more information about the desired outcomes of individuals subject to concerns, which is known as ‘Making Safeguarding Personal’.

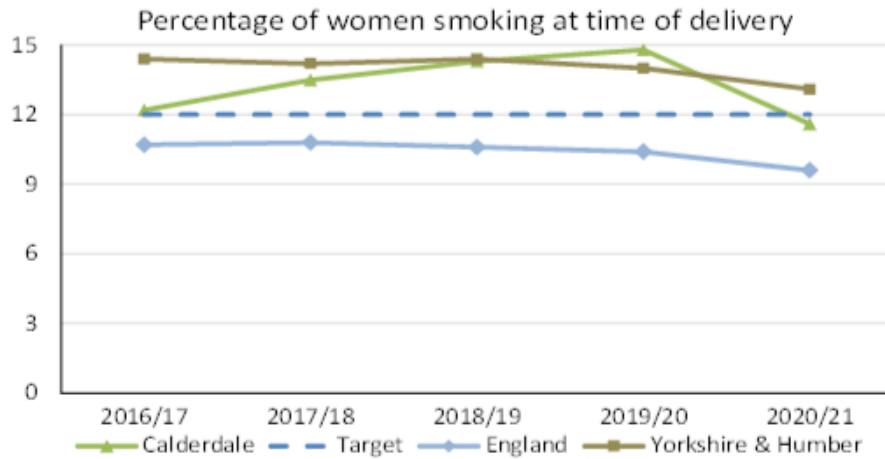
What evidence is there that actions are having an impact?

- The IT system developments have enabled monitoring and review of achieving people’s outcomes within Making safeguarding Personal.
- The IT system developments now have safeguarding coordinator/management quality assurance assessment and recording where checks include the timeliness of enquiry completion, action can then be taken as necessary.

What more needs to happen?

- Regular Audits need to be reintroduced and implemented and timescales to be incorporated into the audit tool template. This will help to highlight any concerns and delays early.
- Operation managers and Team managers to monitor dashboards for incomplete safeguarding enquiries and action plan to address this within supervisions and case load management where necessary.

TOG feedback This pleasing report highlights the focus and importance we place on ensuring our adult safeguarding referrals are acted upon and prioritised when these concerns are raised. Our technology improvements to the social care IT system will enable us to offer a more effective and efficient tool for our social care colleagues and partners to undertake this work going forward.



What are we doing to improve?

- Health visiting service and Healthy Early Years Support Key Workers have had stop smoking brief advice training and refer families on to stop smoking support
- Calderdale is working at pace on a Starting Well Strategy to align outcomes and create an integrated early years system/alliance
- Public Health commission Yorkshire Smoke free Calderdale (YSFC) to deliver the Stop Smoking Service in Calderdale, who work closely with Calderdale and Huddersfield NHS Foundation Trust (CHFT) maternity services
- Robust Pathways from Public Health Midwife in Maternity services into YSFC to ensure all pregnant smokers have been asked if they wish to quit smoking.
- Carbon Monoxide readings taken by the midwife at every contact and a discussion regards smoking in pregnancy and referral details on YSFC.

What is the story the data is telling us? Smoking in pregnancy is the most common risk factor linked with poor health in infants aged under 1 year old. This indicator focusses on the proportion of women who self-reported that they were smokers (includes any cigarettes or tobacco, but excludes e-cigarettes etc) at delivery. Contrary to the stable/reducing national trend in recent years, the percentage of women in Calderdale smoking at the time of delivery increased over a 4 year period, peaking at 14.8% in 2019/20. The national ambition is to achieve a prevalence of just 6% by 2022; our current target is to achieve 12%. In the most recent period, there was a significant reduction in women smoking in Calderdale, with a fall to 11.6%. As a result of this reduction, our target of 12% has been achieved. We suggest the target should remain at 12% as it has only been one year at the lower rate, we need to see if the trend continues.

What evidence is there that actions are having an impact?

- Referrals to Stop Smoking Support from Midwifery are increasing in Calderdale, from 116 in 2020/21 to 157 in 2021/22.

Which CIPFA Statistical Neighbours perform best on this measure?
 Dudley 8.8%, Bury 9.2%, Tameside 10.2%

What more needs to happen? What can we learn from the best performing CIPFA Statistical Neighbours?

- Roll out of the Every Sleep a Safer Sleep multiagency tools and guidance across the early years system in Calderdale (launch June 2022)
- Implement the Local Maternity System (LMS) Public Health Recommendations for Stopping Smoking
- Continued focus at pace on smoking as a Child Death Overview Panel (CDOP) modifiable risk factor
- Starting Well Strength and Needs findings recommendation is to continue to promote healthy lifestyles in pregnancy and postnatally with a focus on smoking and diet, targeting wards where there appears to be the greatest need for this support.

TOG feedback We have been working extremely work on this with partners and we are pleased with the positive direction of travel that our interventions are beginning to have in reducing the percentage of pregnant women smoking at the time of delivery.


KEY AREAS OF ACHIEVEMENT INFOGRAPHICS 2021/22



**Appendix C
Proposed Outcomes/Performance/Finance Framework 2022/23+**



**Our *Outcomes* are Informed by Our Vision & Cabinet agreed priorities.
August 2022**

January 2023 –  Peer Review/Critical Friend input

Reviewed annually – CLT/Cabinet

Our *Performance* objectives are set as a means of checking and tracking our progress to achieve these outcomes – SKPI's.

Reported Biannually – Cabinet & Scrutiny (Strategy & Performance)

July 2022 (Annual Year Review)

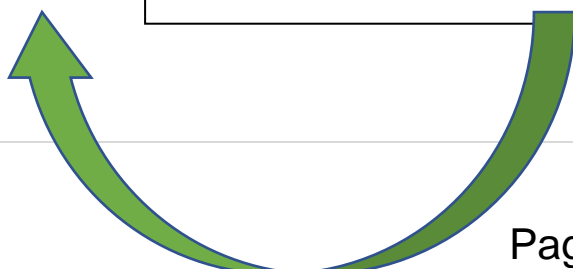
December 2022 (Half Year Review)

Reviewed Annually – CLT (OPF Group) in readiness for new financial/performance reporting year (May 2023)

***Financial* budgets that are structured based upon achievement of the outcomes.**

Directorate Budget Challenge Summer 2022/Winter 2022

MTFS agreed Budget Council – February 2023



CALDERDALE MBC

WARDS AFFECTED ALL

CABINET 11th JULY 2022

FINAL ACCOUNTS 2021/22 – REVENUE OUTTURN POSITION

REPORT OF THE HEAD OF FINANCE

1 PURPOSE OF REPORT

1.1 This report summarises the revenue outturn position and the impact on balances and reserves following the closure of the 2021/22 accounts. There are three main sections covering:-

- An overview of directorate under and overspends and variances on centrally controlled budgets during the year
- The impact of the above on the level of available general fund balances carried forward into future years, and recommendations as to their use
- The net movement in reserves used to support services in the current year, or set aside to manage service costs in future years

2 NEED FOR A DECISION

2.1 Under the Council's Financial Procedure Rules, a report covering the final outturn position must be presented to Cabinet each year for formal approval. Members are invited to request any further reports on outturn performance in relation to directorate budgets, and to determine any action required considering the overall outturn position and levels of unallocated balances.

3 RECOMMENDATION

It is recommended that Cabinet:

- 3.1 Notes the summary analysis of the 2021/22 outturn position, the impact on available balances and reserves, and the underlying budget pressures faced by directorates.
- 3.2 Agrees to retaining balances above the minimum level to provide flexibility in response to issues the Council is likely to face (paragraph 5.3).
- 3.3 Requests that this report be presented to the Strategy and Performance Scrutiny Board.

4 BACKGROUND AND DETAILS

- 4.1 The Council's management accounts are based on the Council's directorate structure and are used to help plan and control service delivery within the financial resources specifically approved by Council. They reflect the way the Council is organised and the delegations of budget responsibility, with some costs being delegated to directors to manage, and some being met corporately by the Council.
- 4.2 Revenue monitoring reports are presented to Cabinet three times a year. The process of monitoring allows service managers to identify significant variances and ways of managing these, and to estimate the overall effect on the service budget. The report to Cabinet summarises these forecasts and proposes solutions and strategies as to how these variances may best be mitigated, and what the implications might be on future budget requirements.
- 4.3 There are inevitably fluctuations in service forecasts in light of changing circumstances and issues, particularly so in this last year as the pandemic and the Government's response unfolded. Nevertheless, there has been a high degree of consistency in terms of how the projected financial position might best be managed, centred around delivery of savings and securing of funding such that any overspends could be managed within resources previously identified for this purpose.
- 4.4 This outturn report summarises how the Council's financial position has actually "turned out" and how directorates have managed service delivery during the financial year to 31st March 2022 within delegated budgets (i.e. whether they have cost more, or less, than planned), the reasons for any variances, and the impact on corporate resources.
- 4.5 As they serve a different purpose, management accounts are prepared on bases which do not reflect all the accounting policies required in the preparation of the financial accounting statements.
- 4.6 The financial accounts will be subject to external audit. There is no agreed date for the final audited accounts to be presented to Audit Committee as this will be determined once a date for the external audit is confirmed. There are significant pressures on audit resources at present as has been acknowledged by central government. Members will be kept updated as appropriate on the progress of the closure of accounts and the corresponding audit. These accounts will include a statement showing how the financial accounts reconcile back to the management accounts.

4.7 Summary

- 4.7.1 This report identifies:
- The net extra costs incurred by services and funding received during the year as a result of the pandemic and (after stripping out such items)
 - The resultant underlying service budget position for each directorate

- 4.7.2 In total, the net impact of the pandemic on service finances (over and above that for which service specific grant has been allocated) has been estimated at £4.6m. The net impact has been met from the £12.6m of general support grant funding made available by the Government and brought forward into 2021/22. As agreed by Cabinet and Council in the MTFs, the balance of this general support grant funding not used in 2021/22 is being carried forward to help meet any on-going costs arising or losses of income in the next three years as a result of the pandemic. Cabinet will be aware, for example, that the Council was only part-compensated for loss of income on services such as Parking and Sports until the end of June 2021, but it is expected that income levels in these services will not return to previous budgeted levels until some time after that, if at all.
- 4.7.3 All directorates are either reporting an improved position compared to the 3rd revenue monitor or an underspend after addressing the net impact of Covid on service budgets. Directorate underspends will be carried forward in reserves for use by those directorates in 2022/23 in accordance with Council policy.
- 4.7.4 After putting monies into reserves to mitigate future Covid impacts and to manage future capital and revenue budget pressures, centrally and service controlled underspends of £66k have accrued into general balances. This has increased the level of general Council balances to £5.848m at the year end. Council policy is to maintain a minimum level of £5m of balances. This small increase in general balances is welcome but there are still significant financial challenges facing the Council. In particular the impact of the on-going coronavirus pandemic and high inflationary environment the Council finds itself in.
- 4.7.5 Reserves overall have increased by £5.9m.
- School balances and funding reserved for schools have reduced by £0.8m.
 - Directorates put £6.4m in reserves. Much of this was support given to manage on-going issues resulting from the pandemic and for general health/social care related programmes of work such as for hospital discharges and workforce recruitment along with further CCG monies for programmes to be delivered next year.
 - Central reserves reduced by a net £0.2m. Some reserves have been used during the year to cover Covid-related costs, but, due to directorates being able to manage most services within budget, the Head of Finance has been able to move some contingency budgets into reserves to support the budget and Capital Programme in the future.
 - Directorate underspends of £0.5m were also carried forward.
- 4.7.6 The rest of the report is split into three sections, giving more detail on all the above headline figures and issues: -
- **Section 4.8** gives an overview of directorate under and overspends, and variances on centrally controlled budgets;
 - **Section 4.9** explains the impact of the above on general balances;
 - **Section 4.10** explains the movement in reserves.

4.8 Overview of Directorate Under and Overspendings and Variances on Centrally Controlled Budgets

Budget variances 2021/22	Service budget overspends (+) underspends (-) (after accounting for Covid-19 costs and income losses)		Covid-19 costs and income losses	
	Outturn	3rd quarter monitor forecast	Outturn	3rd quarter monitor forecast
	£'000	£'000	£'000	£'000
Adult Service and Wellbeing	-162	-196	0	0
Chief Executive's Office	-372	-208	0	0
Children and Young People's Services	819	1,998	0	0
Public Services	180	245	4,167	4,648
Regeneration and Strategy	140	406	478	377
Service managed budgets	605	2,245	4,645	5,025
Centrally Managed Expenditure and Income	-1,205	-1,512		0
Total	-600	733	4,645	5,025
Service underspendings c/f for use in 22/23	534	404		
Covid grant used in 21/22			-4,645	-5,025
Put into balances	66			

4.8.1 Service Controlled Over and Underspends

4.8.1.1 The table shows outturn positions compared to the latest monitoring report for both service budgets and the net impact of Covid-19. Compared to the forecast position reported to Cabinet in February, there has been a general improvement in service positions and a reduction in the requirement of general Covid grant funding to meet net Covid costs.

4.8.1.2 All directorates are either reporting small underspends or an improvement in their positions (after being compensated for the net cost of Covid on services).

Adults & Wellbeing

4.8.1.3 The Adults and Wellbeing Directorate have come in under budget by £162k for 2021/22, although this position has been helped by a combination of one-off funding received during the year and management action detailed below;

- National Hospital Discharge funding,
- non-recurrent Covid 19 monies,
- management action on Direct Payments
- reviews of care packages and charges

4.8.1.4 The All Age Disability Service continues to be an area of significant overspend. The Directorate is investigating through a deep dive review of the costs and budgets. It is also working to manage the annual Demographic Growth budget which is currently £500k per annum. There will be a significant financial challenge

and risk in 2022/23 as the Hospital Discharges funding ends. However, there will be an expectation that patients continue to be discharged from hospital quickly, and although there will be a contribution in Quarter 1 from the CCG, there is no on-going funding beyond this point.

Chief Executives

- 4.8.1.5 The overall underspend of £372k was driven by underspends within Chief Executive's Management, Finance and Human Resources, as a result of reduced expenditure on staffing and training costs. Subject to Cabinet approval, the overall underspend of £372k will be carried forward to the financial year 2022/23 and earmarked to offset the continuing anticipated budget pressures within Democratic and Partnership Services (DPS). Prior year underspends from other service lines have been used like this to offset anticipated in year overspends for a number of years now. As part of the budget setting process next year the service will need to be reviewed and either growth will need to be built into the base budget or a reduction/change in service delivery will be required.
- 4.8.1.6 At the end of the financial year, the DPS Service overspent by £222k, largely due to budget pressures within the Legal Service but also within the area generally. During the year the overall underspend of £169k carried forward from the financial year 2020/21 was earmarked to offset this budget pressure.

Children & Young People

- 4.8.1.7 Children and young people out turned £819k over budget for the year. The long-standing budget pressures on Early Intervention and Safeguarding in the Children and Young People's Directorate continue, as the cost of looked after children remains high. Measures to increase local placements, such as the provision of additional internal homes, should have a beneficial effect but the impact will not be immediate. In 2021/22, these costs have been offset across the directorate through vacancy management, grant maximisation and the successful response to budget challenge meetings. The measures agreed following budget challenge sessions and actions taken in year should help deliver a more sustainable budget position moving forwards, subject to continued stabilisation of looked after children placements. The outturn position for the directorate shows a reduction from the projected overspend at the 3rd budget monitor due to use of directorate reserves, maximisation of grants & management action.

Public Services

- 4.8.1.8 Public Services out turned £180k over budget. Public services is steadily emerging from the impact of the pandemic. Income driven services such as Sports, Museums and Victoria Theatre reported increased members and visitors and sell out shows/events (close to pre- covid levels) in the last quarter of the year. Despite the late surge in improved income in some service areas the directorate will require £4.2m Covid compensation. This is due to income losses incurred in the first 6 months of the year when most of the income driven services were partially and/or fully closed.

- 4.8.1.9 The Transport budget is under increasing pressure. Transport was unable to implement the planned savings due to the introduction of WYCA's Fare Deal Scheme that includes school buses. The demand-led pressure on the transport budget also continues to increase. SEND pupil numbers have gone from 368 in 2019 to 451 in 2022 (a 23% increase) caused by more pupils being referred from Education Health & Care (EHC) plans. With special schools in Calderdale full, many of these are going out of district which is more expensive in transport terms. This rising demand coupled with underlying inflationary pressures have affected the cost structure of SEND Transport which had a budget of £2.7m compared to a cost of around £4.1m in 2021/22 to show an overspend of £1.4m.
- 4.8.1.10 Two areas where Covid-19 may have longer term effects are Parking Services and Waste Management. It is expected that parking revenues will be permanently reduced by the drive towards future home working and encouraging people to consider other modes of travel as part of the Council's climate change priorities. The financial impact on Waste Management in the current year is £0.4m and this cost, mainly caused by driver shortages, homeworking increasing domestic waste levels and rising disposal fees (as they are linked to the CPI inflation index), is expected to continue to some degree in future years. The effect of the pandemic on all these budget areas is being closely monitored, and some provision has been made in next year's budget to help manage all these service pressures.

Regeneration & Strategy

- 4.8.1.11 Regeneration and strategy out turned £140k over budget. The long standing cost pressures within Regeneration and Strategy have been addressed in year. This was achieved by savings across the directorate, in particular utility savings in CAFM, vacancy management and actions agreed as part of the future Council Programme. Some unachievable budget savings (such as commercial property investment income and New Homes Bonus) have also been addressed in the new year MTFs. The Markets review is still to be resolved. The directorate remains heavily dependent on fee income generation from the increasing number of capital schemes, the one-off use of reserves and the vagaries of the weather (Winter Maintenance). This makes it challenging to create a balanced budget position from council resources alone.
- 4.8.1.12 Taking into account both Covid 19 funding and Management Action, the monitoring report to Cabinet in February 2022 forecast that the directorate would overspend by £406k. Covid costs increased slightly by the end of the financial year and actual planning fee income was lower than anticipated in previous forecasts. The overall net overspend of £140k included in this report represents an improvement of £266k though on the position previously reported to Cabinet.
- 4.8.1.13 The improvement during the final quarter of the financial year, was largely due to further savings being achieved by Corporate Asset and Facilities Management and Strategic Infrastructure. These were in relation to building costs attached to the Corporate Estate and energy costs in relation to the Council's Street Lighting stock.

4.8.2 Centrally controlled over and underspends

- 4.8.2.1 Centrally controlled budgets came in £1.205m under budget for the year. Certain types of income and expenditure are categorised as being “centrally controlled”. These include the costs of treasury management; benefits; contingency budgets and central funding. They are corporate costs rather than service specific.
- 4.8.2.2 Centrally controlled under and overspends are taken into overall balances after consideration by the Chief Financial Officer as to why any variances have arisen and whether such monies should be put into reserves or otherwise utilised rather than accrue into general balances.
- 4.8.2.3 Centrally controlled underspends amounted to just over £1.2m in 2021/22. This sum is relatively small compared to the overall size of the budgets and is in keeping with the position reported in the last monitoring report.
- 4.8.2.4 General grant funding has increased mainly due to government compensation for losses in sales, fees and charges for the April-June 2021 period. As previously agreed, this, along with other smaller grants and variances on some of the Council’s budgets (see below) is being used to offset the overall overspend of the Council leaving £66k that will go into general balances. Additionally, the special social care grant received from Government during 2021/22 will be carried forward in reserves to help manage the pressures we are under in this area in 2022/23 and beyond.

	Underspend (-)/ Overspend (+) £k
• Compensation for Lost Income	-1,142
• Other additional grants	-514
• Treasury management	169
• Benefits	160
• Debt Recovery costs and income	-146
• YPO Dividend	217
• Other small variances	<u>51</u>
Net Centrally Controlled Position	<u>-1,205</u>

- 4.8.2.5 The latest monitoring report anticipated a £1.5m underspend in centrally controlled items. The outturn position shows a reduction in this underspend mainly as a result of the final Housing Benefits claim and pressures on the Council’s interest costs and investment income returns.

4.9 Movement in General Fund balances

- 4.9.1 Centrally controlled underspends at the year-end have increased general balances to £5.848m.
- 4.9.2 A minimum level of balances of £5m is maintained to meet unexpected expenditure and other fluctuations during the year. This is just over 1% of gross expenditure.

4.9.3 Balances above the target minimum level of £5m are potentially available to the Council to support unforeseen or additional spending or to “buy time” in delivering required savings programmes. The principles of the Council’s financial strategy are that balances should only be used in a sustainable manner – for example to deal with one-off costs or to provide initial funding for projects pending identification of sustainable longer-term funding. Balances in excess of the minimum requirement which remain unspent are invested and earn interest.

Balances forecast		£'000
Balances at 31/3/21		5,782
Put into balances 21/22		66
Balances at 31/3/22		5,848
Use of balances 22/23		-88
Balances at 31/3/23		5,760
Put into balances 23/24		53
Balances at 31/3/24		5,813
Use of balances 24/25		-368
Balances at 31/3/25		5,445

4.9.4 There remains less than £0.9m in balances above the minimum recommended level, and therefore there is little flexibility going forward. This position will be reviewed as part of the Medium Term Financial Strategy.

4.10 Movement in Reserves

Contributions to (+) and from (-) Reserves	Service reserves	Corporate reserves	School reserves	Total movement in reserves
	£'000	£'000	£'000	£'000
Adult Service and Wellbeing	6,853	0		6,853
Chief Executive's Office	-1,419	-148		-1,567
Children and Young People's Services	296	0	-813	-517
Public Services	-23	-130		-153
Regeneration and Strategy	664	-49		615
Service managed budgets	6,371	-327	-813	5,231
Centrally managed budgets		107		107
Total	6,371	-220	-813	5,338
Year end underspendings c/f		534		534
Total movements explained below	6,371	314	-813	5,872

4.10.1 Reserves, including school balances, are “one-off” sums set aside by services for specific purposes, or centrally in line with Council policies. Directorates can also draw down from corporate reserves held for specific purposes. Total reserves rose by £5.9m from £73.6m at the start of the year to £79.5m at the year end. Of this year-end figure:

- £18.7m of the year end reserves relate to general and Business Rates relief funding as a result of the coronavirus pandemic and will be required to contribute towards additional costs in 2022/23 and beyond
- £14.0m are reserves held specifically for schools.
- £2.8m is held purely for Public Health services.

4.10.2 This leaves £44.0m of general Council reserves, which is a result of the early receipt of grant funding support and the agreed financial strategy of increasing reserves where possible at the year end.

The movement in reserves is made up as follows: -

Classification	Reserves Managed	Purpose	Increase (+) / Decrease (-) £m	Paragraph
1. Service	By Service Directorates under general delegations	To manage specific future projects, costs and budget pressures	£6.371	4.10.3
2. Corporate	Centrally under specific Cabinet approvals	Approved reserves such as the Insurance Reserve, General Covid support grant; Business Rates Support; and the Investment reserves.	-£0.220	4.10.4
3. School	By Schools	School balances and other funding ringfenced to schools.	-£0.813	4.10.5
4. Year end Under-spends	Centrally, and carried forward in line with approved Cabinet policy	Service controlled underspends.	£0.534	4.10.6
Total Movement in Reserves			£5.872	

4.10.3 Movement on Service Reserves (**£6.371m**)

- Adult Services and Wellbeing have drawn down from reserves in support of service delivery during the year but have also reserved grant monies for Better Care and CCG partnership funding (including hospital discharges, workforce recruitment in social care and other NHS programmes). (**net contribution £6.9m**)
- Chief Executives. Use of grant monies previously put into the Public Health Reserve used during the year, for specific programmes of work relating to Covid. (**net reduction £1.4m**).
- Children and Young People has appropriated grant funding relating to schools effectiveness and virtual school head to be carried forward for use in 2022/23. In addition, the PFI reserve has increased by £0.063m relating to the timing of receipt and use of PFI grant from government. (**net contribution £0.3m**).
- Public services has put £0.14m in to reserves from WYCA to be used for specific Community Safety projects in future years. £0.2m was added to reserves in relation to monies bestowed on the Council from a donor, to provide benches throughout the borough. £329k of reserves in relation to ICT infrastructure and software/systems improvements (as previously approved by members) were also used in 2021/22. These have in total resulted in a modest net reduction in the services reserves of £23k.
- Regeneration and Strategy. A small number of Section 38 payments being agreed during the year and the Council receiving BEIS Grant funding towards the Green Homes Phase 2 Scheme which will be delivered in future years drive the majority of the increase in reserves. (**net contribution £0.664m**).

4.10.4 Movement on Central reserves (**net £0.22m**)

Directorates and the Finance Service have worked hard to deliver a balanced budget under extremely difficult circumstances, and, although there has been a relatively small movement overall on corporate reserves, there have been some notable changes during the year.

According to CIPFA's latest Resilience Index, Calderdale comes 31st out of 33 Metropolitan Districts when reserves are compared to our net budget, i.e. there are only 2 councils with lower reserves relatively. This is an improvement on the previous index where we were at the bottom in terms of reserves but clearly there is still work to be done. The opportunity has therefore been taken to implement the agreed strategy of increasing reserves as a step towards strengthening the Council's resilience against future shocks in several high risk areas: -

- Due to strong decision making and good financial guidance managing budgets in year, £3.4m previously set aside by Members for budget pressures and the impact of Covid has been carried forward. This is planned to be used to support the budget particularly against the mounting effects of increasing inflation.
- As stated in 4.8.2.4, the special social care grant that had been planned to be used to manage the Council's overspend as part of the revenue monitoring process was eventually not required so £1.137m has been placed in an earmarked reserve.
- Extra grant funding nationally of £670m was provided towards supporting Council Tax income in 2021/22. The Council's share of this funding was £2.236m. Members, in the Standstill/MTFS Update report to Cabinet in January 2021, set

this aside to smooth out potential losses in the Collection Fund. Risk to our Council Tax and Business Rates income has again risen substantially as a severe inflationary recession may put more companies at risk of failure, increase the number of Council Tax reduction scheme claimants and increase the non-payment of Council Tax.

- Finally, there have been delays in various capital schemes and the West Yorkshire Transport Fund did not draw down budgeted monies from the Council to fund associated borrowing. This has meant we have been able to put £1.6m of debt-related budget into a reserve to help mitigate the impact that cost inflation and rising interest rates are having on the Capital Programme.
- Offsetting these increases, £3.6m of government funding brought forward for mandatory rate reliefs and £4.6m of general Covid funding have been used in 2021/22.

4.10.5 Movement on Schools reserves (**-£0.813m**).

- There has been an increase in general retained school balances of £0.557m. A reduction in DSG reserves of £1.064m and associated funds held specifically for schools for staff absences have reduced by £0.306m.

4.10.6 Year-end underspends (**£0.534m**)

- Under Council policy, services can carry forward underspends in one year and use them in the following year. Modest underspends are being carried forward by two directorates (Adults and Chief Executives), totalling £0.534m.

4.10.7 Members will be aware that the Council has previously been highlighted through the CIPFA resilience index as being at financial risk due to the low level of reserves relative to other local authorities. The resilience index ignores Public Health and schools reserves which are earmarked and can only be used for specific purposes and it is unclear how future comparisons will consider the mandatory Business Rates relief (Section 31 grants) and Covid funding. It is assumed however that the position set out above will help the Council withstand on-going Covid pressures, assist with the economic recovery which is vital post pandemic and demonstrate increased flexibility with regards to managing financial risk.

5 OPTIONS CONSIDERED

5.1 This report is presented primarily for information. The surplus of balances identified following the closure of accounts is £0.848m above the recommended minimum level of balances. This surplus will be available to assist the strategic financial management of the Council. Although Members have set a balanced budget for 2022/23, there are still potential shortfalls in future budgets towards the end of the MTFS period (and possibly before depending on forthcoming spending and local Government finance reviews).

5.2 The options then remain for Members to: -

- Retain the additional remaining balances of £0.848m which are not yet planned to be used in support of future year budgets for consideration at the first reported revenue monitor/MTFS review, or

- Determine now whether any additional resources should be allocated to identified budget risk or service priority areas on a one-off basis.

5.3 The Government has not announced funding levels beyond 2022/23. Even with the delivery of agreed savings, no significant reduction in Government funding or material changes to the Council's cost structure, the Council has estimated that it will still have a funding gap by 2025/26. In addition, there is continued uncertainty as to the longer-term financial effects of the pandemic. There are also the wider inflationary pressures being felt right across the globe at present putting pressure on budgets. Adding to the uncertainty, are delays to the Local Government Fair Funding Review and Business Rates Retention System. Given all the above risks it is therefore recommended that any surplus balances or reserves are retained and considered as part of the MTFS later this year.

6. FINANCIAL IMPLICATIONS

6.1 These are set out in sections 4 and 5. Section 4 identifies the net spend by services; the effect on available balances and the movements in reserves. Section 5 considers the options members have in relation to the budget. Total balances of £5.848m have been carried forward to 2022/23. The recommendation is that this be retained to provide greater cover against future financial risks and uncertainties, and greater flexibility when determining future levels of Council Tax as part of the MTFS.

7 LEGAL IMPLICATIONS

7.1 None directly arising from this report.

8 HUMAN RESOURCES AND ORGANISATION DEVELOPMENT IMPLICATIONS

8.1 None directly arising from this report.

9 CONSULTATION

9.1 Prompt accounts closure and successful external audit are a result of robust financial management and reporting procedures which enable the closedown process to be managed and delivered with the full co-operation of all directorates.

10 ENVIRONMENT, HEALTH AND ECONOMIC IMPLICATIONS

10.1 None directly arising from this report.

11 EQUALITY AND DIVERSITY

11.1 None directly arising from this report.

12 SUMMARY AND RECOMMENDATIONS

- 12.1 Directorates overall delivered an improved financial position when compared to the 3rd revenue monitor, with two small budget underspends being carried forward by Adults and Chief Executives for future use. This position was achievable in part due to the levels of funding made available by the Government and our service partners as a response to the pandemic. This funding support allied with the action taken by the Council has led to a position where some of the funding can be carried forward to meet the continued risks associated with on-going costs and recovery programmes in the new financial year.
- 12.2 Two other factors were important in delivering balanced budgets - budget support given to services through the MTFS and Directorates successfully implementing savings proposals following budget challenges. These actions should provide a more sustainable budget position moving forwards subject to on-going risks around the longer-term implications of the pandemic.
- 12.3 There are still on-going service issues and emerging inflationary pressures which will need to be addressed with additional savings and possibly the use of reserves (at least in the short term). Through prudent financial management and strong financial leadership, the Council has increased its reserves and therefore resilience in several important areas. However, the Council does not have any funding certainty beyond the current year, and there remain some major unknowns about the impact of the Fair Funding Review. Local authorities also await the Chancellor's Spending Review later in the year in the knowledge that the pandemic has had a huge impact upon public sector borrowing which will need to be addressed over future years.
- 12.4 Council balances rose slightly compared to those envisaged at Budget Council. It needs to be borne in mind though that the Council still has a relatively weak financial position with regards to reserve levels as per the CIPFA index. There are also significant issues and uncertainties still facing us as per above. Members are therefore recommended to retain all balances pending fuller consideration and assessment as part of the MTFS review in the Autumn.

Chris Forrester
Head of Finance

Date: 30th June 2022

FOR FURTHER INFORMATION ON THIS REPORT CONTACT: Lee Holden

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DOCUMENTS USED IN THE PREPARATION OF THE REPORT: Financial ledger. Closedown workbooks.

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