

# Sustainability Appraisal of the Calderdale Local Plan Publication Draft

August 2018





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## Purpose of the document

- 1.1** This document provides an addendum to the previously released Sustainability Appraisal (SA) of the Initial Draft Calderdale Local Plan (released in 2017). The purpose of the SA is to inform the plan preparation process by appraising the Local Plan's Objectives, Policies, and Allocations in relation to their sustainability, establishing their likely impacts, cumulative impacts, and the scope for mitigating any possible negative impacts.

## What is meant by Sustainable Development?

- 1.2** The most commonly used definition of the concept of 'Sustainable Development' emerged from the Bruntland Report<sup>(1)</sup> in 1987, which described sustainable development as being 'development that meets the needs of the present, without compromising the ability of future generations to meet their own needs'. It is about ensuring a better quality of life for everyone now and for future generations.

## How does the Sustainability Appraisal work?

- 1.3** The SA is a key component of the Local Plan evidence base, ensuring that sustainability issues are addressed during the preparation of Local Plans. The SA is a technical document which follows an iterative process, and reports on a plan's potential impact on the environment, economy, and society. This SA (2018) carries out an assessment of the draft objectives, policies and allocations at various stages which have changed from the previous SA (2017), and is not a comprehensive restatement of previously released information. This ensures that the potential impacts from the plan on the aim of achieving sustainable development are considered through the integration of a number of Sustainability Objectives within the plan making process.
- 1.4** There are a number of different stages to preparing a SA, these are listed in the table below. So far the council have consulted on stages A, B and C; This Report is Stage D.

**Table 1.1 Summary of the Stages of the Sustainability Appraisal Process**

Stage	Summary
Stage A	Setting the context and objectives, establishing the baseline and deciding on the scope. Already Completed
Stage B	Developing and defining options, and assessing effects. Already Completed
Stage C	Preparing the Sustainability Appraisal Report. Already Completed
Stage D	Consulting on the Publication version of Local Plan and Sustainability Appraisal Report.
Stage E	Monitoring the significant effects of implementing the DPD.

Source: Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM, 2005

- 1.5** A full assessment of the predicted impacts arising from the Local Plan Initial Draft was given in the SA released in 2017. As previously stated this is not replicated in this document.
- 1.6** A monitoring framework will be implemented as part of Stage E, that will identify sustainability impacts, both in terms of progress towards meeting the objectives as well as identifying significant adverse sustainability impacts before these become irreversible.

1 Our Common Future: The World Commission on Environment and Development, WCED, 1987

# 1 Non-technical Summary

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## Calderdale Baseline Profile

**1.7** Baseline information on Calderdale has been collected and updated at various stages in preparing this SA report. The purpose of baseline data is to record and analyse data as the basis for predicting and monitoring effects of plans, alongside identifying sustainability problems and alternative ways of dealing with them. Baseline data establishes the current environmental, economic, and social conditions in the District. Trends can then be identified over time through the use of indicators and monitored to determine whether conditions are improving or deteriorating.

## Collecting the Baseline Data

**1.8** A review of a wide range of data sources was undertaken based on government guidance<sup>(2)</sup> together with other relevant sources of information. There is a need to ensure consistency between the SA Indicators and other Council monitoring indicators in order to ensure that monitoring the impacts of the plan will be made easier as the data will be regularly updated.

**1.9** The 2017 SA Report provides a full listing of the entire baseline data collected for the purpose of the scoping report, including indicators, and targets (where established). Analysis of the Baseline Data review and the existing SA Objectives that had been developed were reviewed in the SA (2017) and were updated in the SA report on the Local Plan Initial Draft. No further updating or baseline review has been undertaken for this SA (2018).

**1.10** The Baseline Data was released in the SA (2017) and is not replicated in this report. However, to provide clarity the full list of environmental, economic and social themes are set out here:

- Biodiversity & Geodiversity;
- Human Health;
- Soil;
- Water;
- Air;
- Climatic Factors;
- Cultural Heritage;
- Landscape;
- Housing;
- Security and Crime;
- Leisure and Recreation;
- Accessibility;
- Transport;
- Natural Resources;
- Waste;
- Employment;
- Town Centres

## Key Sustainability Issues

**1.11** The Key Sustainability issues were established in the SA (2017) but are repeated here for information.

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2 Communities and Local Government, Plan Making Manual, Sustainability Appraisal [www.pas.gov.uk](http://www.pas.gov.uk)

## Issue 1

### Biodiversity & Geodiversity Issues

The Calderdale Biodiversity Action Plan (BAP) lists a number of threats to species and habitats. These are as follows:

- Loss or damage to long established habitats causing further fragmentation ;
- Vast majority of the SSSI designations are considered to be in an 'Unfavourable Recovering' condition;
- Neglect or inappropriate management of key habitats;
- Natural succession e.g. Scrub invasion of wetlands and bogs;
- Loss of habitat due to developments such as road building, housing, industrial developments, quarrying;
- Inappropriate use of areas for amenity use;
- Over-intensively managed open spaces;
- Human impact and disturbance, litter, dumping, vandalism, erosion of moorland;
- Planting of trees in inappropriate places;
- Intensive agricultural practises including drainage, river bank management, over grazing;
- Pollution of freshwater resources including nitrate run-off;
- Contamination of groundwater from disused mines;
- Uncontrolled spread of introduced species such as Japanese Knotweed and Himalayan Balsam;
- Climatic change involving weather patterns, temperature increases and effects from ozone depletion;
- Lack of appropriate information or data on species and habitats.
- All species identified as Priority Species in the BAP are of conservation concern in Calderdale.

## Issue 2

### Human Health Issues

- Male Life Expectancy is significantly lower than the England average in 9 of 27 MSOAs;
- Female life expectancy is significantly lower than the England average in 8 of the 27 MSOAs;
- Life expectancy is significantly worse in central and northern Halifax for both males and females;

# 1 Non-technical Summary

- Infant mortality rates are slightly higher but not significantly so in Calderdale compared to the national rate;
- In Calderdale, the percentage of those reporting bad or very bad health is around 6%. This is similar to the national average, and slightly lower than the regional average.
- Calderdale has a number of LSOAs within 20% of the most deprived areas of the country;
- The majority of the worst performing LSOAs are located in Halifax and to the north of the town, with pockets of deprivation around the other main urban areas;
- 8.7% of 4-5 year olds in Calderdale are overweight or obese - this is slightly lower than the national average.
- 18.3% of 10-11 year olds in Calderdale are overweight or obese - again this is slightly lower than the national average.
- Despite this there are areas of concern over obesity in Halifax (especially central and northern) and areas within the other main urban areas;
- For adults, the Borough performs poorly, with the majority of MSOAs above the national average, with all the main urban areas experiencing high levels of obesity;
- Standardised mortality rates (SMRs) are significantly higher than the England average in some parts of central and northern Halifax.

## Issue 3

### Soils

- The Borough does not contain any agricultural land classed above 'Good / Moderate';
- Agricultural land likely to become an increasingly important commodity due to Climate Change

## Issue 4

### Water Issues

#### Flood Risk

- Main town centres and areas surrounding the transport routes of the Upper and Ryburn valleys are in areas of greatest risk.
- There continues to be instances of flash flooding;
- The absorption levels of the moorlands and uplands impacts on the valley bottoms.

## Water Quality

- River water quality is classed as moderate or good in the west of the Borough;
- River water quality is poor in the east of the Borough;
- Canal water quality is mainly considered to be good;
- Lakes water quality is considered to be either moderate or poor.
- Water quality impacts on ecological receptors.

## Issue 5

### Air Quality

- Seven Air Quality Management Areas (AQMAs) remain in place;
- Concentrations of Nitrogen Dioxide exceed the annual mean objective;
- In addition to the AQMAs, there are concerns over air quality in the Ainley Top and Clough Lane areas.
- Public Health England currently estimate that 5% of deaths in Calderdale are attributable to poor air quality.
- Poor Air Quality also has a negative impact on sensitive habitats.

## Issue 6

### Climatic Factors

- Overall reduction of Carbon Dioxide emissions from 2005 to 2014, although the fall is less in the transport sector.
- Overall the per capita Carbon Dioxide emissions rate has reduced between 2005 and 2014.
- At the present rate of reduction the local 2020 target of a 40% reduction in CO2 emissions will not be achieved;
- Large areas of priority habitat at a medium to high vulnerability to climate change;
- Large number of individual wind turbines distributed throughout the Borough;
- Require improved monitoring of CHP generation figures at a local level.

# 1 Non-technical Summary

## Issue 7

### Cultural Heritage

- Importance of Local Plan's role in protecting and where possible enhancing the cultural heritage;
- Identity and distinctiveness of villages and towns need protecting;
- Calderdale has more buildings at risk than any other authority in Yorkshire.

## Issue 8

### Housing

- Increasing population;
- High proportion of terraced houses;
- High proportion of social housing in the wards of Ovenden, Illingworth and Mixenden, and Town;
- Dwelling completions are falling;
- Lower house prices than the region and nation;
- 5.5% of households in Calderdale have no central heating;
- 16.3% private sector dwellings failed Decent Homes Standards.

## Issue 9

### Security and Crime

- High proportion of violence against the person compared to other offences;
- Increasing number of road cyclist casualties in Calderdale.

## Issue 10

### Leisure and Recreation

- One area near Brighouse fails to meet any of the Access to Natural Greenspace Standards (ANGSt);
- Maintain and increase number of Green Flag parks;

- On average, the Borough out performs both the regional and national averages in relation to the % of population taking part in Sport for at least 30 minutes per week;
- Those in the rural areas are more likely to participate in Sport;
- On average the Borough's participation levels for those taking part in sport the equivalent of at least 30 minutes 3 times a week are lower than either the region or the national average.
- Only 50% of students (year 12 and college students 17-18 years of age) do strenuous physical activity at least twice per week

## Issue 11

### Accessibility

- Majority of the residents are within 400m of a bus stop but not necessarily a frequent service;
- Over two thirds of the population are further than 750m away from a secondary school;
- There is only 1 FE/HE institute in Calderdale;
- The majority of health services are provided in and around Halifax.

## Issue 12

### Transport

- Motor traffic miles have increased and there is considerable congestion;
- Majority of the population travel to work by car;
- The district has a number of Air Quality Management Areas resulting from the levels of traffic;
- There has been a decrease in the number of bus passenger journeys;
- Overcrowding issues on trains;
- Constraints on improving rail infrastructure;
- 9.2% of the population of Calderdale are affected by road, rail and air transport noise of 55dB(A) or more, during the daytime
- 6.3 % of the population of Calderdale are affected by road, rail and air transport noise of 65dB(A) or more during the daytime.

# 1 Non-technical Summary

## Issue 13

### Natural Resources

#### Minerals

- Building stone from Calderdale is a nationally important mineral;
- Reserves of fireclay remain;
- Large number of small mineral sites within the Borough;
- Many sites are worked intermittently;
- Large surface coal resource in the east of the Borough.

#### Domestic electricity and gas consumption

- Rural south of the Borough has the highest average electricity consumption;
- Highest average gas consumption is the rural south of the Borough and part of the north east of the Borough.
- Borough's average electricity consumption higher than the region but lower than the national figure;
- Borough's average gas consumption higher than both the regional and national average.

## Issue 14

### Waste

- The Borough out performs both regional and national figures for recycling rates;
- The Borough is a net importer of waste;
- The most common methods of dealing with waste within the Borough is transfer and treatment;
- Approximately half of all exports are deposited in landfill.

## Issue 15

### Employment

- Majority of businesses employ less than 10 people;
- Unemployment slightly lower than the national average;

- Job density has increased;
- The median average gross weekly pay for all workers is higher than the Yorkshire and the Humber, but lower than the national average;
- Calderdale has a lower percentage of people working in Sales and Customer Services compared to both the Yorkshire and Humber and Great Britain;
- Calderdale does however have a high percentage of people employed in professional, associate professional and technical occupations;
- A higher percentage of new businesses registered survive their 1st year trading compared to both the Yorkshire and Humber and Great Britain as a whole;
- The Borough has a smaller percentage of businesses de registering than the Yorkshire and Humber but a higher percentage than Great Britain;
- The level of employment land completions has remained relatively stable during the most recent reporting periods.

## Issue 16

### Town Centres

- All town centres apart from Brighouse and Todmorden have higher floorspace vacancy levels higher than the national average;
- In Halifax, Convenience floorspace is significantly less than the national average;
- In Brighouse, Convenience floorspace is nearly double the national average, whilst Leisure Services floorspace is well below the national average;
- In Elland, Comparison floorspace is below the national average;
- In Hebden Bridge, Convenience and Comparison floorspace is below to the national average, whilst Leisure Services floorspace is above the national average;
- In Sowerby Bridge, Convenience and Comparison Floorspace both below the national average, the latter significantly so, however Leisure Services floorspace is significantly above the national average;
- In Todmorden, Comparison floorspace is significantly lower than the national average, although Retail Services floorspace is in excess of double the national average;
- Across all centres businesses and the public would like to see improved consumer choice.

# 1 Non-technical Summary

## The SA Framework

- 1.12** The SA Framework template, incorporating SA Objectives, Decision Making Criteria, Indicators and Targets (where available) was set out in chapter 10 of the SA (2017) and is not replicated here. Each of the SA Objectives has a group of ‘Decision Making Criteria’, which attempt to establish the potential impacts of the proposed Local Plan’s Objective, Policy and Allocation options. Alongside the Decision Making Criteria, each SA Objective has a number of relevant indicators, which will be applied to monitor the plan’s impact(s) across the Borough. The indicators have been identified during the gathering of local baseline information and regional and national guidance. Alongside the indicators, each of the SA Objectives has a series of targets (where available).
- 1.13** Each Local Plan Initial Draft Objective, Policy and Allocation was subjected to SA, using the SA Framework, and the impacts on the SA Objectives were recorded as either positive, uncertain, or negative; alternatively where no impact was predicted this was recorded as N/A.
- 1.14** SA is informed by the best available information and data, although in some instances data gaps and uncertainties exist, as a result it is not always possible to accurately predict impacts at a strategic level. For example, specific significance of impacts on biodiversity, flood risk and traffic levels may depend on more detailed impact assessments that are more appropriately undertaken at the planning application stage.

**Table 1.2 Sustainability Appraisal Framework**

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

SA Objective	
	<ul style="list-style-type: none"> <li>• <b>Tenure</b> <ul style="list-style-type: none"> <li>• % of private rented;</li> <li>• % of social housing;</li> <li>• Number of households on Housing Register;</li> <li>• Number of households unintentionally homeless and in priority need;</li> <li>• % of households owner occupied. (Owned outright, with mortgage/loan, shared ownership).</li> </ul> </li> <li>• <b>Affordability</b> <ul style="list-style-type: none"> <li>• Median average house price;</li> <li>• House price to income ratio (Based on Householders Aged 20-39 &amp; 2-3 Bedroom House).</li> </ul> </li> </ul> <hr/> <p><b>Targets</b></p> <ul style="list-style-type: none"> <li>• As per Housing Requirement Figure1</li> <li>• Number of Affordable Homes as per SHMA;</li> <li>• Provision of sufficient pitches to meet need identified in GTAA.</li> </ul>
<p><b>2. TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY</b></p>	<p><b>Decision Making Criteria For Local Plan</b></p> <ul style="list-style-type: none"> <li>• Will it reduce levels of crime?</li> <li>• Will proposal affect personal / community safety (including protection from antisocial behaviour), fear of crime, or crime rates?</li> <li>• Will it reduce the fear of crime?</li> </ul> <hr/> <p><b>Indicators</b></p> <ul style="list-style-type: none"> <li>• Offences per 1000 population – against British Crime Survey seven key offences comparator1</li> <li>• Violence against the person per 1000 population1</li> <li>• Burglary offences per 1000 population1</li> <li>• Theft of a vehicle per 1000 population1</li> <li>• Theft from a vehicle per 1000 population1</li> <li>• Number of cyclist road accident casualties1</li> <li>• Number of pedestrian road accident casualties1</li> <li>• Number of people killed or seriously injured in road traffic accidents.</li> </ul> <hr/> <p><b>Targets</b></p> <ul style="list-style-type: none"> <li>• Reduction in the number of people Killed or seriously injured in road traffic accidents;</li> <li>• Others to be established.</li> </ul>
<p><b>3. TO CREATE AND RETAIN HEALTHY</b></p>	<p><b>Decision Making Criteria For Local Plan</b></p> <ul style="list-style-type: none"> <li>• Will it foster inclusive communities?</li> </ul>

# 1 Non-technical Summary

SA Objective	
<b>VIBRANT AND INCLUSIVE COMMUNITIES</b>	<ul style="list-style-type: none"> <li>• Will proposal affect people's sense of belonging, social support, and social interaction?</li> <li>• Will proposal affect people's opportunities to adopt healthy lifestyles, seek employment, access community organisations?</li> <li>• Will proposal increase access to unhealthy food (e.g. take-aways)</li> <li>• Will it reduce health inequalities?</li> <li>• Will proposal ensure a sustainable impact on wellbeing and health, and on tackling inequalities?</li> </ul>
	<b>Indicators</b>
	<ul style="list-style-type: none"> <li>• Population Growth / Change;</li> <li>• Infant mortality rate: deaths up to 1 year per 1,000 live births;</li> <li>• Standardised all age all cause mortality rate;</li> <li>• % of population experiencing bad or very bad health;</li> <li>• Life expectancy at birth;</li> <li>• School/Educational attainment;</li> <li>• Healthy Life Expectancy;</li> <li>• Smoking prevalence;</li> <li>• Premature death due to air quality;</li> <li>• Public Health Outcomes Framework Physical activity indicator;</li> <li>• Indices of deprivation indicator;</li> <li>• % of obese children (reception age);</li> <li>• % of obese children (year 6);</li> <li>• % of obese adults.</li> </ul>
	<b>Targets</b>
<b>4. TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES</b>	<b>Decision Making Criteria For Local Plan</b>
	<ul style="list-style-type: none"> <li>• Will it improve the accessibility and affordability of cultural, leisure and recreation facilities?</li> <li>• Will it safeguard, maintain and enhance existing community and cultural facilities?</li> <li>• Will proposal increase access to leisure / recreation facilities for those with the greatest needs?</li> <li>• Will it provide access to the countryside or green space for recreation and enjoyment?</li> <li>• Will proposal affect open / green space, places for play and social interaction, access to local countryside?</li> <li>• Will it lead to improved levels of green space?</li> <li>• Will it impact on accessibility to multi functional Green Infrastructure including Public Rights of Way, bridleways, cycle routes and footpaths?</li> <li>• Will it impact on the accessibility to National Trails?</li> </ul>
	<b>Indicators</b>

SA Objective	
	<ul style="list-style-type: none"> <li>• Area of Playing Fields / Public Open Space lost to development;</li> <li>• No net loss of community or cultural facilities;</li> <li>• Total number of synthetic pitches (Per 1000 population);</li> <li>• Sports Hall Area (m2 per 1000 population);</li> <li>• % of households not within an area that meets the Access to Natural Green space Standards (ANGSt);</li> <li>• Number of parks awarded the Green Flag Award;</li> <li>• % of adults doing 3 x 30 mins of sport per week;</li> <li>• % of adults doing 1 x 30 mins of moderate intensity physical activity per week from Mixenden, Ovenden and Park Wards;</li> <li>• Children &amp; Young people's satisfaction with parks and play areas.</li> </ul> <hr/> <p><b>Targets</b></p> <ul style="list-style-type: none"> <li>• Increase by 1% per year the % of adults doing 3 x 30 mins of sport per week;</li> <li>• 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;</li> <li>• All new publicly accessible greenspace should be delivered to meet an appropriate accessibility and quantity standard.</li> </ul>
<p><b>5. TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT</b></p>	<p><b>Decision Making Criteria For Local Plan</b></p> <hr/> <ul style="list-style-type: none"> <li>• Will it ensure good quality accessibility to all the facilities and opportunities needed to support life and the quality of life?</li> <li>• Will the proposal affect access to services for those with greatest needs?</li> <li>• Will it affect demand for existing services?</li> <li>• Will it ensure better co location between place of residence and employment?</li> <li>• Will proposal affect access to food stores selling healthy and fresh produce?</li> <li>• Is the site within 400m of a bus stop?</li> <li>• Is the site within a 0-15 minute public transport journey of a Primary School?</li> <li>• Is the site within a 0-20 minute public transport journey of a Secondary School?</li> <li>• Is the site within a 0-20 minute public transport journey of a Primary Employment Area?</li> <li>• Is the site within a 0-15 minute public transport journey of a GP surgery?</li> <li>• Is the site within 0-15 minute public transport journey of a convenience store?</li> </ul> <hr/> <p><b>Indicators</b></p> <ul style="list-style-type: none"> <li>• % of homes within 400m of a bus stop;</li> <li>• % of residential properties within a 0-15 minute public transport journey of a Primary School;</li> <li>• % of residential properties within a 0-20 minute public transport journey of a Secondary School;</li> <li>• % of the resident population travelling over 20km to work;</li> <li>• % of residential properties within a 0-20 minute public transport journey of a primary employment area;</li> </ul>

# 1 Non-technical Summary

SA Objective	
	<ul style="list-style-type: none"> <li>• % of residential properties within a 0-15 minute public transport journey of a doctors surgery;</li> <li>• % of residential properties within a 0-15 minute public transport journey of a convenience store.</li> </ul> <p><b>Targets</b></p> <ul style="list-style-type: none"> <li>• To be established.</li> </ul>
<p><b>6. TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT</b></p>	<p><b>Decision Making Criteria For Local Plan</b></p> <ul style="list-style-type: none"> <li>• Will it lead to a high quality built environment and public realm?</li> <li>• Will it conserve those elements which contribute to the significance of area's heritage assets?</li> <li>• Would it reduce the numbers of designated heritage assets at risk in the Borough?</li> <li>• Will it affect the setting of a heritage asset?</li> </ul> <p><b>Indicators</b></p> <ul style="list-style-type: none"> <li>• Number of historic parks and gardens;</li> <li>• Number of Scheduled Ancient Monuments, Conservation Areas, and Listed Buildings;</li> <li>• Number and percentage of the various types of designated heritage assets identified as being at risk;</li> <li>• Number of Class II sites of Special Archaeological Value;</li> <li>• Applications receiving national recognition of design best practice;</li> <li>• Applications subject to a design panel / design review.</li> </ul> <p><b>Targets</b></p> <ul style="list-style-type: none"> <li>• Reduction in the numbers of designated heritage assets identified as being at risk;</li> <li>• All consents affecting designated heritage assets to have an approved Conservation statement or Conservation Management Plan (where applicable).</li> </ul>
<p><b>7. TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY</b></p>	<p><b>Decision Making Criteria For Local Plan</b></p> <ul style="list-style-type: none"> <li>• Will it reduce the risk of flooding?</li> <li>• Will it prevent inappropriate development in flood risk areas?</li> <li>• Will it contribute to reduction of discharge into the Calder catchment and water retention in the uplands?</li> <li>• Will it reduce the potential to create washland in future?</li> </ul> <p><b>Indicators</b></p> <ul style="list-style-type: none"> <li>• Properties at risk of flooding as defined by the Environment Agency;</li> </ul>

SA Objective	
	<ul style="list-style-type: none"> <li>• Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality issues;</li> <li>• Number of developments restricting surface water discharge to greenfield rates or better.</li> </ul> <p><b>Targets</b></p> <ul style="list-style-type: none"> <li>• Zero planning permissions granted contrary to the advice of the Environment Agency on flood risk grounds;</li> <li>• Zero enforcement cases under SUDS regulations.</li> </ul>
<p><b>8. TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT</b></p>	<p><b>Decision Making Criteria For Local Plan</b></p> <ul style="list-style-type: none"> <li>• Will it reduce traffic volumes?</li> <li>• Will proposal affect how easy it is to access services by public transport, walking and cycling?</li> <li>• Will it lead to an increase of sustainable freight transport?</li> </ul> <p><b>Indicators</b></p> <ul style="list-style-type: none"> <li>• Estimated increase in traffic flows for cars (Million Vehicle KM);</li> <li>• Distances (miles) travelled per person per year by mode of transport;</li> <li>• Travel to work mode;</li> <li>• Bus passenger journeys (% of population);</li> <li>• Rail passenger journeys (% of population);</li> <li>• Levels of Rail Freight in the District;</li> <li>• Growth in traffic levels;</li> <li>• Additional cycle / footpath creation;</li> <li>• Numbers of Active Travel Journeys;</li> <li>• Number of developments complying with Parking Standards;</li> <li>• The percentage of the population exposed to road, rail and air transport noise of 65dB(A) or more, during the daytime;</li> <li>• The percentage of the population exposed to road, rail and air transport noise of 55dB(A) or more, during the night-time.</li> </ul> <p><b>Targets</b></p> <ul style="list-style-type: none"> <li>• 25% increase in bus journeys by 2026;</li> <li>• 50% increase in rail journeys by 2026;</li> <li>• 50% increase in walking journeys by 2026;</li> <li>• 100% increase in cycling journeys by 2026;</li> <li>• Zero net growth in car trips by 2026 once trips generated by new development are accommodated.</li> </ul> <p>-</p>
<p><b>9. TO PROTECT AND ENHANCE</b></p>	<p><b>Decision Making Criteria For Local Plan</b></p>

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SA Objective	
<b>BIODIVERSITY AND GEODIVERSITY</b>	<ul style="list-style-type: none"> <li>• Will it protect, enhance and create diverse habitats for plants and animals to thrive in, including International, national and locally protected sites?</li> <li>• Will it impact on designated sites beyond the Borough boundary?</li> <li>• Will it protect and enhance European and nationally protected species and Biodiversity Action Plan species?</li> <li>• 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?</li> <li>• Will it increase the vulnerability to climate change of a priority habitat or species?</li> </ul> <hr/> <p><b>Indicators</b></p> <ul style="list-style-type: none"> <li>• Number, area and condition of SPA/SAC;</li> <li>• Number, area and condition of SSSI;</li> <li>• Number and area of Local Sites;</li> <li>• Change in areas of biodiversity importance;</li> <li>• % of Local Wildlife Sites where positive conservation management has taken place in the last 5 years;</li> <li>• Ancient Woodland cover;</li> <li>• Blanket Bog cover;</li> <li>• Upland Heathland cover;</li> <li>• Species Audit (through Calderdale Biodiversity Action Plan).</li> </ul> <hr/> <p><b>Targets</b></p> <ul style="list-style-type: none"> <li>• 95% of SSSI's to be in a 'favourable' or 'unfavourable but recovering' condition;</li> <li>• Meeting the targets for habitats and species established in the Local Biodiversity Action Plan;</li> <li>• No loss of ancient woodland or of veteran trees outside protected areas.</li> </ul>
<b>10. TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS</b>	<p><b>Decision Making Criteria For Local Plan</b></p> <ul style="list-style-type: none"> <li>• Will it reduce greenhouse gas emissions in residential, business and transport sectors?</li> <li>• Will it improve the energy efficiency of buildings and services?</li> <li>• Will it increase renewable and low carbon energy use and / or generation?</li> <li>• Will it improve air quality?</li> <li>• Will it protect and seek to improve water quality?</li> <li>• Will proposal affect drinking water quality?</li> </ul> <hr/> <p><b>Indicators</b></p> <ul style="list-style-type: none"> <li>• Total district CO2 emissions (and for residential, business and transport sectors);</li> <li>• per capita carbon reduction trajectory in relation to local target;</li> <li>• Monitored NOx levels (urban areas);</li> <li>• PM10 levels thousand tonnes;</li> <li>• % of new development meeting the BREEAM 'Very Good' rating;</li> <li>• Number of Air Quality Management Areas designated;</li> </ul>

SA Objective	
	<ul style="list-style-type: none"> <li>• % of river / canal length that is of good quality (Chemical);</li> <li>• % of river / canal length that is of good quality (Biological);</li> <li>• Number of Planning Permissions granted contrary to Health and Safety Executive (HSE) advice.</li> </ul> <hr/> <p><b>Targets</b></p> <ul style="list-style-type: none"> <li>• Achieving a 40% reduction in CO2 emissions from a 2005 baseline;</li> <li>• 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;</li> <li>• Achieving reductions in emissions ahead of the national and local trajectories and targets;</li> <li>• Air Quality Action Plan Targets to be met;</li> <li>• 100% of water bodies to meet good ecological status or potential by 2027;</li> <li>• Nil planning permissions granted contrary to HSE advice.</li> </ul>
<p><b>11. TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE</b></p>	<p><b>Decision Making Criteria For Local Plan</b></p> <ul style="list-style-type: none"> <li>• Will it protect and enhance the Green Belt / Area Around Todmorden?</li> <li>• Will it protect hedgerows?</li> <li>• Will it protect woodlands?</li> <li>• Will it protect upland heathland?</li> <li>• Will it protect blanket bog?</li> <li>• Will proposal affect the local production and availability of healthy and affordable food?</li> <li>• Will it protect unimproved grassland?</li> <li>• Will it protect rivers and streams?</li> <li>• Will it protect and enhance the landscape character of the district, including the objectives in relation to National Character Areas?</li> <li>• Will it protect good quality agricultural land (Grade 3)?</li> </ul> <hr/> <p><b>Indicators</b></p> <ul style="list-style-type: none"> <li>• Green Belt Land Cover;</li> <li>• Amount of Green Belt Land / Area Around Todmorden land developed;</li> <li>• Area of species rich hedgerows;</li> <li>• Ancient Woodland Cover;</li> <li>• Area of Woodland Cover;</li> <li>• Upland Heathland;</li> <li>• Blanket Bog;</li> <li>• Amount of agricultural Land (Grade 3) developed;</li> <li>• Area of unimproved grassland;</li> <li>• % of peat bog and upland soils in favourable condition.</li> </ul> <hr/> <p><b>Targets</b></p> <ul style="list-style-type: none"> <li>• Biodiversity Action Plan (BAP) target is to Plant 10km of species rich hedgerows;</li> </ul>

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SA Objective	
	<ul style="list-style-type: none"> <li>• BAP target is to ensure all native woodland wildlife sites are maintained in an ecologically favourable condition;</li> <li>• BAP target to restore 5ha of upland oakwood, 150ha of lowland mixed deciduous woodland, and 5ha of wet woodland;</li> <li>• BAP target to create 20ha of upland oakwood, 40ha of lowland mixed deciduous woodland and 5ha of wet woodland;</li> <li>• BAP target to create or restore 200ha of Upland Heathland;</li> <li>• BAP target to create or restore 100ha of blanket bog;</li> <li>• BAP target to restore 20ha and create 100ha of unimproved grassland;</li> <li>• Ensure all rivers, streams and wildlife sites e.g. SSSI, SEGIs or equivalent are maintained in an ecologically favourable condition;</li> <li>• BAP target to restore 5km of degraded river and stream habitat.</li> </ul>
<b>12. TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY</b>	<b>Decision Making Criteria For Local Plan</b>
	<ul style="list-style-type: none"> <li>• Will it ensure increased use of renewable and low carbon energy?</li> <li>• Will proposal utilise efficient / renewable sources of energy?</li> <li>• Will it reduce energy consumption and lead to energy efficient developments?</li> <li>• Will it reduce water consumption?</li> <li>• Will proposal make use of locally sourced and renewable materials?</li> <li>• Will it lead to a reduced use of primary aggregates and lead to recycling of materials?</li> </ul>
	<b>Indicators</b>
	<ul style="list-style-type: none"> <li>• Generation of electricity from renewable and low carbon sources;</li> <li>• Levels of renewable and low carbon energy generated by type, including CHP;</li> <li>• Average annual domestic consumption of electricity per household;</li> <li>• Average annual domestic consumption of gas;</li> <li>• Total CHP Generation Heat (H) &amp; Electricity (E);</li> <li>• Daily domestic water consumption per head per day in litres</li> <li>• Number of mineral extraction sites;</li> <li>• Production of primary land won aggregates (tonnes);</li> <li>• Production of secondary and recycled aggregates (tonnes);</li> <li>• Number of Mineral Planning Permissions granted;</li> <li>• Non mineral planning permissions granted within MSA without mineral resource assessment;</li> <li>• Mineral extraction within MSA during Local Plan period.</li> </ul>
<b>Targets</b>	
<ul style="list-style-type: none"> <li>• UK committed to generate at least 15% of energy demand from renewable sources by 2020.</li> <li>• Contribution to sub regional aggregates apportionment;</li> <li>• Nil permissions granted for non mineral development within the MSA without mineral resource assessment.</li> </ul>	
<b>13. TO ENSURE</b>	<b>Decision Making Criteria For Local Plan</b>

SA Objective	
<b>EFFICIENT USE OF LAND</b>	<ul style="list-style-type: none"> <li>• Will it lead to the re-use of previously developed sites?</li> <li>• Will the proposal result in buildings and spaces that allow for adaptation, conversion, or extension?</li> <li>• Will it lead to higher density and/or mixed-use developments?</li> <li>• Will it reduce the amount of derelict and degraded land?</li> <li>• Will proposal bring disused buildings / spaces into productive use for benefit of local community?</li> </ul>
	<b>Indicators</b>
	<ul style="list-style-type: none"> <li>• % of new housing completions built on brownfield land;</li> <li>• Amount of employment floor space developed on brownfield land;</li> <li>• % of dwellings vacant;</li> <li>• Contribution of non-allocated sites to housing supply;</li> <li>• Proportion and number of sites that are windfalls;</li> <li>• Densities achieved on sites of up to 0.4ha;</li> <li>• Densities achieved on sites of up to 0.4 to 2.0ha;</li> <li>• Densities achieved on sites over 2.0ha;</li> <li>• Average densities achieved on new build and conversion sites;</li> <li>• Densities achieved on brownfield and greenfield sites.</li> </ul>
	<b>Targets</b>
<b>14. TO REDUCE THE AMOUNT OF WASTE PRODUCED</b>	<b>Decision Making Criteria For Local Plan</b>
	<ul style="list-style-type: none"> <li>• Will it lead to reduced consumption of materials and resources?</li> <li>• Will it reduce waste through recovery and recycling?</li> <li>• Will proposal affect waste disposal and recycling?</li> </ul>
	<b>Indicators</b>
	<ul style="list-style-type: none"> <li>• Kg of Household waste collected per head;</li> <li>• % of waste recycled;</li> <li>• % waste treated;</li> <li>• % of waste landfilled;</li> <li>• Total waste arisings by type;</li> <li>• Number of Planning Applications for waste management facilities;</li> <li>• Annual Assessment of Capacity of waste management facilities;</li> <li>• Number of Non Waste Planning Permissions at safeguarded sites.</li> </ul>
	<b>Targets</b>
	<ul style="list-style-type: none"> <li>• Match the National Waste Strategy Recycling and composting targets of 50% by 2020;</li> <li>• Aim to meet Calderdale's proposed aspirational recycling rate of 60% for household waste;</li> <li>• Recovering Value from Municipal Waste - 75% by 2020;</li> </ul>

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SA Objective	
	<ul style="list-style-type: none"> <li>Reducing Biodegradable Municipal Waste landfilled to 35% of that in 1995 by 2020.</li> <li>Continual reduction in waste disposed of in Landfill;</li> <li>Reduced levels of exported waste;</li> <li>Calderdale local target for recycling and composting of Municipal Waste is 50% by 2020.</li> </ul>
<b>15. TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL</b>	<b>Decision Making Criteria For Local Plan</b>
	<ul style="list-style-type: none"> <li>Will proposal affect access to employment opportunities?</li> <li>Will it offer employment opportunities to disadvantaged groups?</li> <li>Will it help to reduce commuting out of the district?</li> </ul>
	<b>Indicators</b>
	<ul style="list-style-type: none"> <li>Claimant count based rate of unemployment;</li> <li>% of working age population who are economically active;</li> <li>Unemployment levels as % of people of working age;</li> <li>% of jobs by type (M = manufacturing, S = service, C = construction);</li> <li>% of working age people claiming out of work benefits in the worst performing neighbourhoods;</li> <li>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);</li> <li>Average Gross weekly pay (all workers living in Calderdale);</li> <li>GVA per employee.</li> </ul>
	<b>Targets</b>
	<ul style="list-style-type: none"> <li>Awaiting updated targets concerning % of working age people claiming out of work benefits in the worst performing neighbourhoods.</li> </ul>
<b>16. TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT</b>	<b>Decision Making Criteria For Local Plan</b>
	<ul style="list-style-type: none"> <li>Will it allow the growth of existing firms?</li> <li>Will it encourage inward investment?</li> <li>Will it improve the resilience of businesses and the economy?</li> <li>Will it improve the energy and carbon efficiency of businesses and the economy?</li> </ul>
	<b>Indicators</b>
	<ul style="list-style-type: none"> <li>Proportion of new businesses surviving at least 1 year;</li> <li>New businesses which survive 3 years;</li> <li>Employment Land available (Mixed Use and Employment Allocations);</li> <li>Total amount of additional employment floor space – by type;</li> <li>Net and gross employment floorspace completions - by type (m<sup>2</sup>);</li> <li>Business registration rate;</li> <li>Business de registration rate.</li> </ul>
	<b>Targets</b>

SA Objective	
	<ul style="list-style-type: none"> <li>• 5 year supply of deliverable employment sites;</li> <li>• Increase and maintain the new business registration rate in Calderdale to 10% over the regional average.</li> </ul>
<b>17. ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES</b>	<b>Decision Making Criteria For Local Plan</b>
	<ul style="list-style-type: none"> <li>• Will it attract new retailers and other town centre users to the major centres within Calderdale?</li> <li>• Will it allow current retailers to remain trading in the major centres within Calderdale?</li> </ul>
	<b>Indicators</b>
	<ul style="list-style-type: none"> <li>• Shopping floor space per sector;</li> <li>• Retail vacancy rates in the Town and District Centres;</li> <li>• Total amount of new floorspace for 'town centre uses' by location (gross and net);</li> <li>• New Comparison retail floorspace by town centre (gross and net);</li> <li>• New convenience retail floorspace by town centre (gross and net);</li> <li>• Total amount of new floorspace for 'town centre uses' located outside of centres</li> </ul>
	<b>Targets</b>
	<ul style="list-style-type: none"> <li>• Latest forecast need for new floorspace by centre;</li> <li>• Review of Retail Needs Assessment every 3 years.</li> </ul>

## Alternatives and Options

**1.15** At each stage of preparing the Local Plan options for policies and allocations have been considered, such as the spatial distribution, overall housing requirement and specific site allocations. These have taken place from the early stages of preparing the Core Strategy, through to the present approach to the Local Plan. This iteration of the SA (2018) looks in particular at the choices around the "pepper-potting" of sites across the Borough, when compared to the promotion of significant "Garden Suburbs" and the SA of policies and sites that have not been considered during the process to date.

## Likely Significant Effects of Calderdale's Local Plan Pre-Submission Version

**1.16** Overall the main issues to emerge from the SA are as follows:

- An increased level of run off due to greenfield development, although these increases are lower than identified in the Initial Draft Plan, as there is less development being identified;
- An increase in greenhouse gas emissions, at least in the short term although these increases are lower than identified in the Initial Draft Plan, as there is less development being identified;
- Pressures on biodiversity and geodiversity although these are lower than identified in the Initial Draft Plan, as there is less development being identified;
- Increased levels of traffic, although these increases are lower than identified in the Initial Draft Plan, as there is less development being identified;
- Concerns over the impact on landscape quality although these are lower than identified in the Initial Draft Plan, as there is less development being identified;

# 1 Non-technical Summary

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- Concerns over Air Quality and other pollution in the short term although these increases are lower than identified in the Initial Draft Plan, as there is less development being identified;
- An increase in waste although these increases are lower than identified in the Initial Draft Plan, as there is less development being identified; and
- Pressure on existing services, although these pressures are lower than identified in the Initial Draft Plan, as there is less development being identified.

## Mitigation of Potential Negative Impacts

**1.17** As part of the SA process, where potential negative impacts arise the SA is to suggest mitigation measures in order to avoid unacceptable impacts on the social, economic, and environmental conditions within the Borough. These have generally been addressed in the site assessments for the individual allocations, and are not replicated in the SA. These mitigation measures have been taken into account during the preparation of the Publication version of the Local Plan and the site assessments indicate what will be required for any development to help mitigate the impacts.

## How do I Comment on the Sustainability Appraisal?

**1.18** The SA is published for comment alongside the pre-submission Publication Draft of the Local Plan. The SA is available to view online or in various council buildings, including Libraries and Customer First. Comments on the SA can be made electronically via the online consultation portal or in writing to Calderdale Metropolitan Borough Council, Local Plan Team, Town Hall, Crossley Street, Halifax HX1 1UJ

## Next Steps

**1.19** Following the consultation on the Calderdale Local Plan Publication version and its accompanying SA, comments received on both documents will be collated and sent to the Secretary of State when the Council submits the Local Plan for its independent examination.

## 2 Sustainable Development

- 2.1** The most commonly used definition of the concept of ‘Sustainable Development’ emerged from the Bruntland Report<sup>(3)</sup> in 1987, which described sustainable development as being ‘development that meets the needs of the present, without compromising the ability of future generations to meet their own needs’. It is about ensuring a better quality of life for everyone now and for future generations.
- 2.2** In 2005 the then Government updated its sustainable development strategy<sup>(4)</sup> which set out 5 principles that aim to achieve sustainable development. These are:
- Living within environmental limits;
  - Ensuring a strong, healthy and just society;
  - Achieving a sustainable economy;
  - Promoting good governance; and
  - Using sound science responsibly.
- 2.3** The National Planning Policy Framework (NPPF) repeated the importance of the Local Plan in delivering sustainable development through local policies. The NPPF emphasises there are three strands to sustainable development; economic, social, and environmental.
- 2.4** In terms of an economic role, the NPPF requires the planning system to contribute to building a strong, responsive and competitive economy, by ensuring sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure. Concerning planning and its social role, the system should support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs, and support its health, social, and cultural well-being. The environmental role should contribute to protecting and enhancing the natural, built and historic environment, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and secure Climate Change mitigation and adaptation measures, including the move to a low carbon economy.

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3 Our Common Future: The World Commission on Environment and Development, WCED, 1987

4 Securing the Future, Delivering the UK Sustainable Development Strategy, HM Government , March 2005

## 3 Sustainability Appraisal Process

- 3.1** The Council produced a Generic SA Scoping Report in early 2007 to support the Sustainability Appraisals of all the Development Plan Documents (DPD) or Supplementary Planning Documents (SPD) that were intended to be prepared as part of the Local Development Framework. The Generic SA Scoping Report was subject to consultation from the following organisations:
- The Environment Agency;
  - English Heritage;
  - Natural England;
  - West Yorkshire Ecology
  - Calderdale Sustainability Forum;
  - Calderdale Friends of the Earth;
  - Calderdale Forward.
- 3.2** Following the generic SA scoping report, an updated version was prepared and consulted on alongside the Core Strategy Issues and Options in winter 2008/9. This was to ensure the scoping report remained as up to date as possible, and the review meant that new national policies, indicators, data, and amendments / additions to the sustainability objectives were all taken into account. Details of the Scoping Report can be found on the Council's website at [www.calderdale.gov.uk](http://www.calderdale.gov.uk).
- 3.3** The feedback from the winter 2008/9 SA Scoping Report consultation then informed an update of the SA Framework, which was published for information alongside the Core Strategy Refined Issues and Options consultation at the beginning of 2011.
- 3.4** Further work on the SA took place in 2012, with a SA of the Core Strategy Preferred Options. Through the previous work carried out on the SA, a wealth of information has been accrued. As part of the earlier scoping reports, consulting with various organisations helped ensure the relevant sustainability information was included to produce a robust and comprehensive SA Framework.
- 3.5** A full SA of the Initial Draft of the Local Plan (including its site and policies) was undertaken and released for comments in 2017. This version of the SA takes account of the comments made during that consultation, and also assesses the additional sites, and those which have changed status between the Initial Draft and the Publication Draft. Any Local Plan Objectives and Policies which have changed have also been subject to further sustainability appraisal.

## 4 Strategic Environmental Assessment

- 4.1 The EU Directive 2001/42/EC<sup>(5)</sup> requires any plan or programme that may have significant effects on the environment to be formally assessed by a Strategic Environmental Assessment (SEA). The SA will incorporate the requirements of the SEA in line with best practice as part of a single appraisal process; therefore the term 'Sustainability Appraisal' includes the environmental requirements of the SEA.
- 4.2 Annex 1 (f) of the SEA directive sets out a number of environmental themes, including the following:
- Biodiversity;
  - Population;
  - Human Health;
  - Fauna;
  - Flora;
  - Soil;
  - Water;
  - Air;
  - Climatic Factors;
  - Material Assets;
  - Cultural Heritage;
  - Landscape;
  - The interrelationship between the above issues.
- 4.3 A number of these are addressed through the Baseline data review (Appendix 2 of the 2017 SA), alongside other themes such as transport, security and crime, housing, accessibility, natural resources, waste, employment, and town centres.
- 4.4 The table below is included to demonstrate the sections in the SA where the SEA requirements have been met and documented accordingly.

**Table 4.1 Strategic Environmental Assessment Requirements and SA Process**

SEA Directive Requirements	Where Covered in the SA Process
<b>Preparation of Environmental Report (Art. 5 and Annex I)</b>	
A) An outline of the contents, main objectives of the plan or programme, and relationships with other relevant plans and programmes	Appendix 1 - Other Relevant Policies, Plans and Programmes.
B) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Appendix 2 - Baseline Information
C) The environmental characteristics of areas likely to be significantly affected	Appendix 2 - Baseline Information
D) Any existing environmental problems which are relevant to the plan including, in particular those relating to any areas of particular environmental importance.	Appendix 2 - Baseline Information Chapter 8 - Identifying the Sustainability Issues
E) The environmental protection objectives established at	Appendix 1 Other Relevant Policies, Plans

5 European Union Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

## 4 Strategic Environmental Assessment

SEA Directive Requirements	Where Covered in the SA Process
international community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	and Programmes. SA of Local Plan Initial Draft Final SA Report - Autumn 2017 SA of Publication Version 2018
F) The likely significant effects on the environment, including issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	SA of Local Plan Initial Draft - Summer 2017 Final SA Report - Autumn 2017 SA of Publication Version 2018
G) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	SA of Local Plan Initial Draft - Summer 2017 Final SA Report - Autumn 2017 SA of Publication Version 2018
H) An outline of the reasons for selecting the alternatives dealt with, and description of how the assessment was undertaken including any difficulties.	SA of Local Plan Initial Draft - Summer 2017 Final SA Report - Autumn 2017 SA of Publication Version 2018
I) A description of measures envisaged concerning monitoring in accordance with Article 10.	Chapter 11 Monitoring
J) A non-technical summary of the information provided against the previous headings.	Chapter 1

### Habitats Regulations Assessment

- 4.5** In accordance with the Habitats Directive via the use of the UK Conservation (Habitats &c.) (Amendment) (England) Regulations 2000(1), a Habitats Regulations Assessment (HRA) must be prepared for land use planning documents within the UK. A HRA provides an assessment of the likely affects of a plan, policy or programme upon the European Designated sites and must be undertaken as part of the plan preparation process. The requirement to undertake HRA of development plans was further confirmed by the amendments to the Habitats Regulations published for England and Wales in July 2007 and updated in 2010.
- 4.6** The HRA itself is a separate process to that of the SA, although it is considered good practice to consider the emerging options during the early stages of plan preparation. It is a matter for the Council to establish whether the HRA is required, although government guidance recommends that where there is insufficient data or doubts exist, then HRA should be carried out, in order to avoid a potentially larger piece of work in attempting to prove the absence of any significant impacts. The HRA has been reworked to assess the implications of the Publication Version of the Local Plan.

- 5.1** The new Local Plan will, once adopted replace current planning policy as set out in the Replacement Calderdale Unitary Development Plan 2006, (Amended 2009). Work originally commenced back in 2008 under the Local Development Framework approach. This would have established two main planning documents, the 'Core Strategy' and the 'Land Allocations and Designations', with the Core Strategy being prepared first.
- 5.2** A series of consultations on the Core Strategy took place between 2008 and 2012. All these documents, along with the feedback from the consultations are available to view online at [www.calderdale.gov.uk](http://www.calderdale.gov.uk) The Land Allocations and Designations document would have allocated specific sites for development and areas for protection in line with the strategic policies set out in the Core Strategy.
- 5.3** The National Planning Policy Framework (NPPF) 2012 and national Planning Practice Guidance (NPPG 2014) changed the guidance under which the Local Plan is being prepared and importantly clarified guidance during 2014/15 with the advice now focusing towards the production of a single Local Plan rather than two separate documents as previously required.
- 5.4** Calderdale Council therefore indicated its preference to bring forward a single/combined Local Plan in its Local Development Scheme approved in February 2015. This single document combines both the strategic element of the Core Strategy and the Site specific nature of the Land Allocations and Designations into one document, known as the 'Local Plan'. This SA documents the assessment of the Calderdale Local Plan Publication Draft, as part of the regulatory requirements for preparing the Local Plan.

## 6 Sustainability Appraisal Framework

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- 6.1** Having reviewed relevant policies, plans and programmes, analysed baseline information, established the Borough's key sustainability issues and developed the emerging SA Objectives, the next stage is to prepare the SA Framework which will test the Local Plans policies, objectives and site allocations in order to ensure sustainability is built in from the start of the plan preparation process.
- 6.2** 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. The indicators have been developed as a result of earlier scoping reports and reviewed as part of this SA report. They are identified by reviewing local baseline data, as well as national guidance.
- 6.3** This SA Report does not re-state the objectives and the Decision Making Criteria that were set out in the SA Report that was released in Summer 2017.

## 7 SA of Garden Suburb Approach

- 7.1 An important theme in 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.
- 7.2 The Garden Suburb approach to development is unprecedented in the history of Calderdale. In relation to this, the tightly drawn Green Belt boundaries, historically plentiful supply of previously developed land, and challenging topography have resulted in developments typically being smaller in scale. This has also enabled Calderdale to focus development into existing settlements and achieve a very high proportion of development on previously developed land.
- 7.3 Calderdale's success has however resulted in its own challenges in terms of meeting our future housing requirements. In relation to this there are now relatively few deliverable and viable previously developed sites in sustainable locations that are capable of coming forward without public sector intervention.
- 7.4 As part of the overall SA process, it was necessary to appraise both spatial distribution approaches against the SA framework to establish the potential impacts each approach may have on the SA objectives. This allows the SA to inform the strategic development of the Local Plan.

### SA of the Garden Suburb Approach

- 7.5 Overall the garden suburb approach resulted in the majority of positive impacts against the SA Objectives.
- 7.6 With regards to SA5 and improving accessibility, the garden suburb approach is considered to provide the best opportunity to increase the availability and accessibility to services including public transport, health and education. The scale of development in the garden suburb approach would provide the best opportunity to ensure high quality design and careful consideration of layout will mitigate against any impact on heritage assets, and would support SA6.
- 7.7 The approach focuses the strategic development away from areas most vulnerable to flooding in the upper valley, and the master planning approach will ensure the provision of SuDS reducing run-off and flood risk, therefore a positive impact is recorded against SA7.
- 7.8 The garden suburb approach would reduce the risk to the areas with international and national protection and, by focusing development on a smaller number of sites, overall there will be a positive effect on SA9 and the protection and enhancement of biodiversity and geodiversity. In terms of reducing pollution levels and CO2 emissions to target levels, the garden suburb option provides opportunities for a comprehensive approach to the planning of blue/green infrastructure, and the scale of development could reduce the number of car journeys required to access services and facilities.
- 7.9 In terms of the economic SA objectives, the garden suburb option recorded a significant impact on all three. In terms of SA15 and the provision of good employment opportunities for all, the garden suburb option will include mixed use developments and also be in close proximity to the employment proposed at Clifton. It is however, uncertain as to whether it would reduce commuting out of the district. Adopting a garden suburb approach would involve a long term development, which would provide significant levels of employment opportunities in the construction sector, attract inward investment, and the scale is such that it could provide new employment premises as part of the overall development, all of which would support SA16 and achieving business success, sustainable economic growth, and continued investment. Finally, it is considered that by concentrating a significant amount of development on a small number of sites the garden suburb approach would support those town centres in close proximity, and have a positive effect on SA17 and enhancing the viability and vitality of the town centres.

## 7 SA of Garden Suburb Approach

- 7.10** The remaining impacts were uncertain. With regards to SA2 and improving safety and security for people and property, whether this or any approach would reduce crime is uncertain, although the opportunity for well designed communities, based on master planning will allow an approach which will incorporate principles of good design including "Designing out Crime" and safer public realm.
- 7.11** Similarly, whichever approach is pursued in order to achieve the required development there will be an impact on natural resources and energy use; during the lifetime of the Local Plan new construction techniques and building regulations will emerge; however overall the impact on SA12 and prudent and efficient use of natural resources and energy is uncertain.
- 7.12** In terms of SA13 and the efficient use of land, the overall impact is uncertain, as there will be a negative impact on greenfield sites and also reducing the amount of derelict and degraded land, however the garden suburb approach will lead to mixed use developments.
- 7.13** Finally, regarding SA14 and reducing the amount of waste produced, whichever approach is pursued will lead to an increased number of households and therefore levels of waste, although the local plan will include waste policies to manage waste sustainably.
- 7.14** The garden suburb approach resulted in two negative effects on the SA objectives. In relation to SA8 and reducing the effect of traffic on the environment, whichever approach is adopted, the scale of development is likely to have a negative effect on this SA objective; however in the medium to long term the garden suburb approach creates a critical mass which support transport infrastructure, and is well related to existing facilities.
- 7.15** The other negative effect was against SA11 and landscape, as there will be a significant loss of Green Belt required to deliver the objectively assessed need; again this will be the same for whichever option is chosen. Although it is acknowledged that the landscape will change as a result of the garden suburb approach, the scale of the proposals mean that the development can deliver a coherent and consistent design; in addition the focus on the south east of Calderdale will lessen the impact on the habitats of international and national importance.

### Mitigation

- 7.16** In terms of mitigation, due to the strategic nature of the garden suburb approach mitigation measures would need to be addressed through policies and specific allocations. However, pursuing such an approach provides opportunities for mitigating those elements of each of the SA objectives where there was a potential negative or uncertain impact recorded. For example, in terms of reducing the effect of traffic on the environment, the plan identifies a range of mitigation and improvement strategies to be delivered along key travel corridors in the south east of Calderdale. There would be a significant level of greenfield development as a result of the approach, again, however, master planning can secure an efficient use of the land in terms of a mix of uses and deliver a number of facilities that could mitigate the loss of greenfield land, e.g. provision of community facilities such as schools. Although there will be significant impacts on elements of the environmental based SA Objectives, it is considered that appropriate mitigation can be delivered through both the master planning approach and topic based Local Plan policies.

### SA of the "Pepper Potting" Approach

- 8.1** Overall, the pepper potting approach which would result in a more dispersed pattern of growth recorded a majority of uncertain impacts on the SA Objectives.
- 8.2** With regards to SA2 and improving safety and security for people and property, the impact of a more dispersed spatial strategy on the objective is uncertain, and will be dependent on specific local plan policies in relation to designing out crime. In terms of SA3 and healthy, vibrant and inclusive communities the dispersed spatial strategy option would have an uncertain impact, whether it would reduce social exclusion would be dependent on the cumulative impact and location of a number of smaller sites; in addition whether the option would affect people's ability to adopt healthy lifestyles would be dependent on the locations.
- 8.3** Overall the impact is uncertain against SA4 and improving levels of cultural, leisure and recreation activities; given the level of development there is likely to be a negative effect on the element that relates to improved levels of greenspace, however the overall impact will be dependent on the location of specific sites.
- 8.4** The Pepper Potting approach, dependent on the location of sites, may increase levels of housing delivery to the main towns in Calderdale, and such larger settlements will be able to support access to services and facilities for those living within or close to these towns. However there is significant potential for a dispersed pattern of growth to increase the vitality of smaller settlements in the Borough, which may support the availability and viability of services and facilities in these smaller settlements, helping to improve access to services and facilities. However, it should be noted that such an approach has the potential to lead to an increased dispersal of development without the requisite services being delivered. Overall there is an uncertain impact against SA5 and accessibility to essential services, facilities and employment.
- 8.5** The impact of any spatial option on SA6 and the built and historic environment would be dependent on the detailed layout, design and location of development, although a dispersed pattern of growth would be likely to lead to an impact on a greater number of heritage assets than a spatial option that seeks to develop a smaller number of larger sites. Similarly, in relation to flooding and SA7, the impact on a dispersed pepper potting approach would be dependent on both individual and cumulative impacts of the allocated sites, as well as the implementation of mitigation measures such as SuDS. It would be likely to increase pressure in areas at risk of flooding compared to other options.
- 8.6** In terms of SA9 and protecting and enhancing bio and geodiversity the impact is uncertain, although the pepper potting approach may increase pressure on areas closer to the internationally and nationally protected sites in the Borough. A dispersed pattern of development may have a negative effect on ecological connectivity, although much depends on the location and layout of sites.
- 8.7** In the short term at least, there is likely to be a negative effect on SA10 and reducing pollution levels and CO2 emissions to target levels, especially the elements relating to a reduction in greenhouse gas emissions and improving air quality, as a dispersed pattern of growth is likely to lead to longer and more frequent trips by car. Overall the impact is uncertain, and will depend on the location of the sites and where facilities and services are in relation to them.
- 8.8** In relation to the prudent and efficient use of natural resources the impact is uncertain and will be dependent on the nature of developments and the energy efficiency measures built into them, therefore whichever approach is taken forward the effect on this SA objective is uncertain. In terms of the efficient use of land and SA13, the effect is uncertain as the pepper potting approach is likely to include some brownfield redevelopment; however it is less likely than the other option to deliver mixed use developments. Both the options will however lead to a significant loss of greenfield land. In regards to waste and SA14, whichever approach is pursued will lead to an increased number of

## 8 SA of Pepper Potting Approach

households and therefore levels of waste, although the local plan will include waste policies to manage waste sustainably.

- 8.9** The impact on SA15 and providing good employment opportunities is uncertain, as a dispersed development pattern may affect access to employment opportunities by increasing housing in smaller settlements which typically have fewer employment opportunities. In terms of whether the approach would offer employment opportunities to disadvantaged groups, it would be dependent on the location of the sites and the cumulative impact of these. Whether or not the approach would reduce commuting out of the district is uncertain.
- 8.10** Again the impact against SA16 and achieving business success, sustainable economic growth and continued investment is uncertain and will be dependent on the location of development and how this relates to employers in the Borough. Although both options would deliver increased levels of housing and support the economic viability of the Borough much will depend on the relationship between existing and future employment sites and the proposed housing sites.
- 8.11** The pepper potting approach resulted in two positive effects on the SA objectives. With regards to SA1 and housing, the 'pepper potting' approach would still aim to deliver the same level of housing and therefore would have a positive effect on the SA Objective. In terms of SA17 and the vitality and viability of the town centres, overall it is considered that the pepper potting approach would deliver an increased level of housing which in turn would be likely to support the Borough's town centres.
- 8.12** The approach also recorded two overall negative effects. In terms of reducing the effect of traffic on the environment, whichever approach is adopted, the scale of development is likely to have a negative effect on this SA objective; however a more dispersed pattern of growth may increase the length and number of journeys to access employment, and such a development pattern would also be difficult to serve by public transport. The other negative effect was against SA11 and protecting and enhancing the natural, semi natural, and man made landscape, although it will be dependent on the location of sites, a dispersed pepper potted pattern of development would have a negative effect on the Green Belt and is likely to increase pressure in the upper valley, which in turn could impact on the SPA/SAC/SSSI and its habitats.

### Mitigation

- 8.13** In terms of mitigation, due to the strategic nature of the approach mitigation measures would need to be addressed through policies and specific allocations.

### Conclusions relating to "Garden Suburb" vs "Pepper-Potting" Approach

- 8.14** 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.
- 8.15** 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.
- 8.16** 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.
- 8.17** 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 and

pressure on the SPA/SAC.

- 8.18** 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.

## 9 SA of the Local Plan Objectives and Policies

### SA of Local Plan Objectives

- 9.1** Determining specific measurable impacts on the SA Objectives is difficult to establish with any degree of certainty, because of the high level, strategic nature of the Local Plan Objectives. Full reports on the potential impacts on the SA Objectives were set out in the SA released in 2017, and are not restated here. Two Objectives (SO4 - Housing and SO7 - Transport) have been amended following the Consultation during 2017, and these have been reappraised with the findings discussed in this document. Full reports on the potential impacts on these SA Objectives can be viewed in Appendix 4.
- 9.2** The first Strategic Objective to be amended was SO4 (Housing) with reference to more efficient use and improvement to existing housing stock removed. This did have any effect on the outcome following re-appraisal against the Sustainability Appraisal Objectives with the wording change simply reflected in the SA summary.
- 9.3** The second Strategic Objective to be amended was SO7 (Transport) with the emphasis changed from reducing the need to travel to reducing car dependency. Changes were also made to those parts of the Objective relating to the economy, environment and communities setting these within the context of improving quality of life. Following re-appraisal there were no changes to the impacts on the SA Objectives, although minor amendments were made to reflect the changed wording in the Strategic Objective.

### SA of Local Plan Policies

- 9.4** The SA released in 2017 considered the impacts of policies against the SA objectives. This report does not readdress those findings.
- 9.5** However there have been a number of changes to policy since the 2017 version as well as the addition of one new policy and these policies have been reappraised/appraised against the SA Objectives. They are reported upon in this section. Where there were very minor word changes to, for example, clarify a policy or process but which did not change the meaning of the Policy such policies were not reappraised. For the majority of the Policies reappraised there was no change to the overall impact on the SA Objectives although in some cases there was a change to elements of Objectives or the wording of their summaries in order to reflect the changed wording in the Policy. Full reports of the reappraised policies and their impact on the SA Objectives is provided in Appendix 5.

### Policy SD3 - Housing Requirement

- 9.6** The main changes to the Policy are the lowering of the overall housing requirement figure, a change in the Plan period and the removal of reference to economic growth. This did not result in a change to the impact on the SA Objectives.

### Policy SD4 - Provision of Land for Future Employment Use Requirements

- 9.7** The change to the Policy is an increase in the amount of land allocated for employment use in the Local Plan. This did not result in a change to the impact on the SA Objectives.

### Policy SD5 - Allocated Employment Sites

- 9.8** The main change to the Policy concerns the inclusion of additional employment land allocations. Whilst this improves the spatial distribution of employment allocations by providing opportunities in the Upper Valley it did not result in a change to the impact on the SA Objectives. Sustainability Appraisal of sites was undertaken separately and reports of the impact on the SA Objectives are provided in Appendix 6.

### Policy SD6 - Allocated Mixed Use Sites

- 9.9 The main change to the Policy concerns both the addition and deletion of mixed use land allocations. This did not result in a change to the impact on the SA Objectives. Sustainability Appraisal of sites was undertaken separately and reports of the impact on the SA Objectives are provided in Appendix 6.

### Policy SD7 - Allocated Housing Sites

- 9.10 The main change to the Policy concerns the addition of new housing allocations including some sites previously recorded as Filtered. This did not result in a change to the impact on the SA Objectives. Sustainability Appraisal of sites was undertaken separately and reports of the impact on the SA Objectives are provided in Appendix 6.

### Policy CC1 - Climate Change

- 9.11 The changes to the Policy concern the addition of 'traffic' before growth in bullet point 4, 'Creating' to the start of bullet point 8 and the addition of a new criterion seeking to reduce waste. Whilst there was a change to one of the elements under SA8 (To reduce the effect of Traffic on the Environment) this did not result in a change to the overall impact on this Objective. The addition of the criterion relating to reducing waste changed the impact on SA14 (To Reduce the Amount of Waste Produced) from Negative to Positive. There was no change in the impact on the other SA Objectives.

### Policy CC6 - Assessment of Renewable and Low Carbon Energy Development Proposals

- 9.12 The Policy has been re-drafted since the Initial Draft Local Plan was published. This did not result in a change to the impact on the SA Objectives.

### Policy IM1 - Strategic Transport Interventions

- 9.13 The main changes to the Policy are the addition of further strategic transport interventions and potential interventions. This did not result in a change to the impact on the SA Objectives.

### Policy IM2 - Transport Investment Decisions

- 9.14 The main changes to the Policy are clarification that investment decisions also apply to the Canal Towpath Network and the addition of two further objectives (reducing carbon emissions and improving social exclusion). This resulted in the impact on SA 10 (To Reduce Pollution Levels and CO2 Emissions to Target Levels) changing from Uncertain to Positive. There was no change to the impact on the other SA Objectives.

### Policy IM3 - Safeguarding Transport Investment

- 9.15 The main change to the Policy is the addition of six new schemes concerning improvements to highways, walking and cycling and rail travel. This resulted in the impact on SA8 (To Reduce the Effect of Traffic on the Environment) from Not Applicable to Uncertain. There was no change to the impact on the other SA Objectives.

### Policy IM4 - Sustainable Travel

- 9.16 The main changes to the Policy include the addition of four new mechanisms and an amendment defining the distance to the Core Bus Network and rail stations. This did not result in a change to the impact on the SA Objectives.

## 9 SA of the Local Plan Objectives and Policies

### **Policy IM5 - Ensuring Development Supports Sustainable Travel**

- 9.17 The main changes to the Policy include the addition of sections on Mobility and Accessibility and Cycle Parking. This did not result in a change to the impact on the SA Objectives.

### **Policy IM7 - Master Planning of Housing Sites**

- 9.18 The main changes to the Policy are the change in the Policy heading to refer specifically to Master Planning of Housing Sites and clarity of when a master plan is required and the requirements in relation to smaller sites. There are also minor changes to the criteria within the Policy with the need for space for water and associated habitat and biodiversity added to criterion 13. In relation to the two Garden Suburbs master plans are to demonstrate how the design will achieve enhanced public access to higher quality open space. These changes did not result in a change to the impact on the SA Objectives with the impact on SA9 (To Protect and Enhance Biodiversity and Geodiversity) remaining Negative. In order to mitigate this impact specific reference is required within the Policy to the protection and enhancement of biodiversity and geodiversity.

### **Policy IM8 - Piecemeal Development**

- 9.19 This is a new Policy and included in the Local Plan as Policy IM8 with the Policy on Safeguarding Aerodromes and Technical Sites re-numbered as Policy IM9. For the majority of SA Objectives the impact was Not Applicable with the impact on SA13 (To Ensure Efficient Use of Land) Uncertain.

### **Policy HS8 - Meeting the Need of Gypsies and Travellers and Travelling Showpeople**

- 9.20 The main change to the Policy is the deletion of that part of the Policy relating to the allocation of a site for Gypsies and Travellers and Travelling Showpeople. This did not result in a change to the impact on the SA Objectives.

### **Policy GB3 - Safeguarded Land**

- 9.21 This policy has been deleted from the Local Plan. However, the Sustainability Appraisal of the Initial Draft Local Plan found that whilst there were positive impacts against three SA Objectives they were long term impacts with more significance for the next Local Plan. Deletion of the Policy does not therefore impact on the SA Objectives in relation to the current Plan.

### **Policy MS4 - Proposals for New or Extended Mineral Sites**

- 9.22 The main changes to the Policy are the addition of bullet points on soil resources and geological interest which are to be taken into account when assessing proposals. Whilst having a positive impact on the element of SA11 concerning soil resources there was no overall change to the impact on either this Objective or the other SA Objectives.

### **Policy WA4 - Proposals for New Waste Management Facilities**

- 9.23 The main changes to the Policy are the requirement for facilities to be located on previously developed land, sites identified for employment uses, and redundant agricultural and forestry buildings and their curtilages. This changed the impact on SA13 (To Ensure Efficient Use of Land) from Not Applicable to Positive. There was no change to the impact on the other SA Objectives.

### Cumulative Impacts

- 10.1** Following sustainability re-appraisal of the changed Local Plan Policies and appraisal of the one new policy the next stage is to identify any cumulative impacts arising from these. Similarly, any cumulative impacts arising from the addition of the new land allocations are to be identified. Given the limited number of changed impacts on the SA Objectives arising from reappraisal of the Policies and the small number of additional sites appraised there was no significant change to the cumulative impacts as presented in the 2017 Sustainability Appraisal of the Initial Draft Local Plan. This document should therefore be referred to for the presentation of cumulative impacts.

## 11 Mitigation

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- 11.1** The SEA regulations set out that as part of the Sustainability Appraisal process it should identify suitable mitigation measures for any significant adverse effects that have been identified as part of the Sustainability Appraisal. Mitigation measures identified through the Sustainability Appraisal of the 2017 Initial Draft Local Plan can be viewed in the 2017 report and have informed the Publication version of the Local Plan. Any mitigation measures identified through Sustainability Appraisal of the changed policies and additional sites included in the Publication version of the Local Plan are reported in Appendices 5 (Policy Assessments - Full Reports) and 6 (Site Assessments - Full Reports) of this document.

### Monitoring

- 12.1** In addition to mitigation measures the SEA regulations require the Local Planning Authority to monitor the significant environmental effects of implementing the Local Plan, and these should allow trends to be identified. These trends will then allow sustainability impacts to be identified, both in terms of progress towards meeting the objectives or identifying significant adverse sustainability impacts before these become irreversible. At this stage in plan preparation, it is proposed to use the SA Framework indicators for monitoring purposes; some of these cross over to the Local Plan policy indicators, although there are additional ones as a result of the nature of the SA. It is proposed that the indicators will be monitored on an annual basis, and at the same time will be reviewed to ensure they remain relevant and up to date. A full list of the Sustainability Appraisal Monitoring Indicators is included in the 2017 Sustainability Appraisal of the Initial Draft Local Plan.

## 13 Conclusion

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- 13.1** Sustainability Appraisal is a fundamental part of the Local Plan preparation process and has been prepared in line with the requirements of the SEA and the Planning and Compulsory Purchase Act. The Sustainability Appraisal report documents the stages that have been carried out in line with the SEA, and the issues to emerge from the process. The outcomes of sustainability appraisal have informed both the preparation of the Initial Draft Local Plan (2017) and the Publication version of the Local Plan (2018). The sustainability appraisal process enables the Local Plan to deliver a sustainable future for Calderdale, ensuring that sustainability is considered through the plan's policies and site allocations. Where the Local Plan conflicts with the Sustainability Appraisal, appropriate mitigation measures are suggested.
- 13.2** The main conclusions following sustainability appraisal were reported in the 2017 Sustainability Appraisal of the Draft Local Plan and have not changed following this sustainability appraisal of the Publication version.

### Next Steps

- 13.3** This Sustainability Appraisal will be published for public consultation alongside the Publication version of the Calderdale Local Plan in August 2018, and will be open for comment. Following the period for Representations the Local Plan and supporting information, including the Sustainability Appraisal will be submitted to the Secretary of State for its independent Examination.

Figure 1.1 Additional Sites not previously subject to Sustainability Appraisal

LP Site Ref	LP Proposed Use	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
LP0242	New Housing Site	Positive	Uncertain	Positive	Positive	Positive	Uncertain	Positive	Uncertain	Positive	Uncertain	Positive	Uncertain	Negative	Uncertain	Uncertain	NA	Uncertain
LP0253	New Housing Site	Positive	Positive	Positive	Positive	Positive	Uncertain	Positive	Uncertain	Uncertain	Uncertain	Positive	Uncertain	Positive	Uncertain	Uncertain	NA	Uncertain
LP0548	New Housing Site	Positive	Uncertain	Positive	Uncertain	Uncertain	Uncertain	Uncertain	NA	Uncertain								
LP0571	New Housing Site	Positive	Positive	Positive	Positive	Positive	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Positive	Uncertain	Positive	Uncertain	Uncertain	NA	Uncertain
LP0749	Mixed Use Site	Uncertain	Uncertain	Uncertain	Positive	Positive	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Positive	Uncertain	Positive	Uncertain	Positive	Positive	Uncertain
LP0771	Mixed Use Site	Uncertain	Positive	Positive	Uncertain	Positive	Uncertain	Positive	Negative	Uncertain	Uncertain	Positive	Uncertain	Uncertain	Uncertain	Positive	Positive	Uncertain
LP0805	New Employment Site	NA	Uncertain	Uncertain	Positive	Negative	Uncertain	Positive	Uncertain	Negative	Uncertain	Positive	Uncertain	Negative	Uncertain	Positive	Positive	Uncertain
LP0901	New Housing Site	Positive	Uncertain	Uncertain	Positive	Positive	Uncertain	Uncertain	Uncertain	Positive	Uncertain	Positive	Uncertain	Uncertain	Uncertain	Uncertain	NA	Uncertain
LP0950	New Housing Site	Positive	Uncertain	Positive	Positive	Positive	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Positive	Uncertain	Negative	Uncertain	Uncertain	NA	Uncertain
LP1000	New Housing Site	Positive	Uncertain	Positive	Negative	Positive	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Positive	Uncertain	Negative	Uncertain	Uncertain	NA	Uncertain
LP1027	New Housing Site	Positive	NA	Positive	Positive	Positive	Uncertain	Positive	Uncertain	Positive	Uncertain	Positive	Uncertain	Negative	Uncertain	Uncertain	NA	Uncertain
LP1078	New Housing Site	Positive	Uncertain	Positive	Uncertain	Positive	Uncertain	Uncertain	Uncertain	Positive	Uncertain	Positive	Uncertain	Negative	Uncertain	Uncertain	NA	Uncertain
LP1080	New Housing Site	Positive	Uncertain	Positive	Uncertain	Positive	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Positive	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
LP1123	Mixed Use Site	Uncertain	Uncertain	Positive	Positive	Positive	Uncertain	Uncertain	Uncertain	Positive	Uncertain	Positive	Uncertain	Uncertain	NA	Positive	Positive	Uncertain
LP1180	New Housing Site	Positive	Positive	Positive	Positive	Positive	Positive	Uncertain	Uncertain	Uncertain	Uncertain	Negative	Uncertain	Uncertain	Uncertain	Uncertain	NA	Uncertain
LP1218	New Employment Site	NA	Positive	Positive	Positive	Positive	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Positive	Uncertain	Positive	Uncertain	Positive	Positive	Uncertain
LP1356	New Housing Site	Positive	Uncertain	Positive	Uncertain	Positive	Uncertain	Positive	Negative	Uncertain	Uncertain	Positive	Uncertain	Negative	Uncertain	Uncertain	NA	Uncertain
LP1481	New Housing Site	Positive	Positive	Positive	Negative	Positive	Positive	Uncertain	Uncertain	Uncertain	Uncertain	Positive	Uncertain	Uncertain	Uncertain	Uncertain	NA	Uncertain
LP1622	New Employment Site	NA	Uncertain	Positive	Positive	Positive	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Positive	Uncertain	Uncertain	Uncertain	Uncertain	NA	Uncertain
LP1632	Mixed Use Site	Uncertain	Positive	Positive	Uncertain	Positive	Uncertain	Positive	Uncertain	Uncertain	Uncertain	Positive	Uncertain	Positive	Uncertain	Positive	Positive	Positive
LP1637	New Housing Site	Positive	Uncertain	Uncertain	Positive	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Positive	Uncertain	Uncertain	Uncertain	Positive	NA	Uncertain
LP1640	New Employment Site	NA	Uncertain	Positive	Positive	Uncertain	Uncertain	Positive	Uncertain	Uncertain	Uncertain	Positive	Uncertain	Uncertain	Uncertain	Positive	Positive	Uncertain
LP1648	New Housing Site	Positive	Positive	Positive	Uncertain	Positive	Uncertain	Positive	Uncertain	Uncertain	Uncertain	Positive	Uncertain	Positive	Uncertain	Positive	NA	Uncertain
LP1654	New Housing Site	Positive	Uncertain	Positive	Uncertain	Positive	Uncertain	Positive	Uncertain	Uncertain	Uncertain	Positive	Uncertain	Uncertain	Uncertain	Uncertain	NA	Uncertain
LP1655	New Housing Site	Positive	Positive	Uncertain	Uncertain	Positive	Uncertain	Positive	Positive	Positive	Uncertain	Positive	Uncertain	Uncertain	Uncertain	Uncertain	NA	Uncertain
LP1657	New Housing Site	Positive	Uncertain	Positive	Uncertain	Positive	Uncertain	Uncertain	Uncertain	Positive	Uncertain	Positive	Uncertain	Negative	Uncertain	Uncertain	NA	Uncertain

Figure 2.1 Sustainability Appraisal of Amended Strategic Objectives

Local Plan Strategic Objective	Description	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
SO4	Housing	Positive	NA	Positive	NA	Positive	Uncertain	Positive	Uncertain	Uncertain	Uncertain	Uncertain	Positive	Positive	Uncertain	NA	NA	Uncertain
SO7	Transport	NA	Positive	Positive	Positive	Positive	Uncertain	NA	Positive	NA	Positive	Uncertain	NA	NA	NA	Positive	Positive	Positive

Figure 3.1 Sustainability Appraisal of Amended and New Policies

LP Policy Ref	Policy Title	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
SD3	Housing Target	Positive	NA	Positive	NA	Uncertain	Positive	Uncertain	Positive	NA	Positive							
SD4	Provision of Land For Future Employment Use Requirements	NA	NA	Positive	NA	Uncertain	NA	NA	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Positive	Uncertain	Positive	Positive	Positive
SD5	Allocated Employment Sites	NA	NA	Positive	NA	Positive	NA	NA	Uncertain	NA	NA	NA	NA	NA	Uncertain	Positive	Positive	Positive
SD6	Allocated Mixed Use Sites	Uncertain	NA	NA	NA	NA	Positive	NA	Uncertain	NA	NA	NA	NA	Positive	Uncertain	Positive	Positive	Positive
SD7	Allocated Housing Sites	Positive	NA	Positive	NA	Uncertain	NA	NA	NA	NA								
CC1	Climate Change	NA	Positive	Positive	NA	NA	Positive	Positive	Positive	NA								
CC6	Assessment of Renewable and Low Carbon Energy Development Proposals	NA	NA	NA	NA	NA	Positive	Positive	Positive	NA								
IM1	Strategic Transport Interventions	NA	NA	Positive	Positive	Positive	Uncertain	NA	Positive	Positive	Positive							
IM2	Transport Investment Decisions	NA	Positive	Positive	Positive	Positive	Uncertain	NA	Positive	Positive	Positive							
IM3	Safeguarding Transport Investment	NA	NA	Positive	NA	Positive	NA	NA	Uncertain	Positive	NA	Uncertain	NA	Uncertain	NA	Positive	Positive	Positive
IM4	Sustainable Travel	NA	NA	Positive	Positive	Positive	Uncertain	NA	Positive	NA	Positive	Uncertain	NA	Uncertain	NA	Positive	Positive	Positive
IM5	Ensuring Development Supports Sustainable Travel	NA	Positive	Positive	Positive	Positive	Uncertain	NA	Positive	NA	Positive	Uncertain	NA	Uncertain	NA	Positive	Positive	Positive
IM7	Master Planning of Strategic and Larger Sites	Positive	NA	Positive	Positive	Positive	Positive	Positive	Uncertain	Positive	Uncertain	Positive	Uncertain	Uncertain	NA	Positive	Positive	Positive
IM8	Piecemeal Development	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	Uncertain	NA	NA	NA	NA
MS8	Meeting the needs of Gypsies and Travellers and Travelling Showpeople	Positive	NA	Positive	NA	Positive	Positive	Positive	Positive	Uncertain	NA	Positive	NA	NA	Uncertain	Positive	NA	NA
MS4	Proposals for New or Extended Mineral Sites	NA	NA	NA	NA	NA	Positive	Uncertain	Uncertain	NA	Uncertain	NA	NA	NA	NA	NA	NA	NA
WA4	Proposals for New Waste Management Facilities	NA	NA	NA	NA	Positive	Positive	Positive	Positive									

## Appendix 4 Strategic Objective Assessments - Full Reports

- 4.1 The SA of the Local Plan Initial Draft 2017 provided a full and detailed assessment of the Strategic Objectives. This SA does not repeat that work, rather it focuses on those Strategic Objectives that have been amended and therefore required re-appraisal. These assessments are reported in this Appendix.

### Sustainability Appraisal Report

LP Objective Ref

Objective Title **Housing**

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#### LP Objective Assessment Summary

##### OBJECTIVE 1

Summary **Positive**

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

The strategic objective on housing as expected would have a positive impact against this SA objective by setting out the desire to meet the Borough's housing needs.

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##### OBJECTIVE 2

Summary

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

Impact is NA

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##### OBJECTIVE 3

Summary **Positive**

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

Impact is positive as by meeting the housing needs of the Borough there would be a positive impact in terms of reducing social exclusion.

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##### OBJECTIVE 4

Summary

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

Impact is NA

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##### OBJECTIVE 5

Summary **Positive**

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

Overall the impact is positive; meeting the Borough's housing needs will support the elements of the SA objective that aim to ensure accessibility to essential services, and access to services for those with the greatest needs. There would however be a negative impact in terms of the demand on existing services.

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##### OBJECTIVE 6

Summary **Uncertain**

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

Overall the impact is uncertain as it will be dependent on the design of individual developments as to their significance on the built and historic environment.

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##### OBJECTIVE 7

Summary **Positive**

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

Overall it is considered there would be a positive impact as the strategic objective refers to meeting the Borough's housing needs in sustainable locations which by definition would support this objective.

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##### OBJECTIVE 8

Summary **Uncertain**

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

Overall impact is uncertain; whilst meeting the housing needs of the Borough would have a negative impact on

## Appendix 4 Strategic Objective Assessments - Full Reports

traffic volumes the housing objective does refer to sustainable locations which should have a positive impact on the element of the SA objective which is concerned with accessing services by public transport, walking and cycling.

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### OBJECTIVE 9

Summary **Uncertain**

#### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall impact is uncertain, as although the strategic housing objective refers to meeting the Borough's housing need in sustainable locations, and increased population is likely to have an effect on the SA objective.

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### OBJECTIVE 10

Summary **Uncertain**

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

Overall impact is uncertain- in meeting the housing need of the Borough there is likely to be a negative impact on the levels of greenhouse gas emissions, which in turn would have a negative impact on air quality. There would however be a positive impact on the element relating to improving the energy efficiency of buildings, as new homes would be required to meet certain energy efficient requirements. Whether or not there would be an increase in renewable and low carbon energy use or improve water quality is uncertain.

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### OBJECTIVE 11

Summary **Uncertain**

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

Overall impact is uncertain, as in meeting the housing needs of the Borough there is likely to be a negative impact on the Green Belt as some allocations will be required amendments to the Green Belt boundary. The impact on priority habitats is uncertain, as an increased population will place pressure on these. In addition, the development of housing will have an impact on the landscape of the Borough, but the extent of the impact will be dependent on the location and design of developments.

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### OBJECTIVE 12

Summary **Positive**

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

Overall there is a positive impact, as the strategic housing objective refers to meeting the Borough's housing needs utilising sustainable building methods which would support the SA objective, although there would be a negative impact against the element that aims to reduce water consumption.

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### OBJECTIVE 13

Summary **Positive**

#### TO ENSURE EFFICIENT USE OF LAND

Overall the impact is positive as the strategic housing objective refers to maximising the use of brownfield land.

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### OBJECTIVE 14

Summary **Uncertain**

#### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall impact is uncertain as an increased population would have a negative impact on the consumption of materials and resources, although due to other strategies there would be recycling and recovery measures in place therefore overall the impact is uncertain.

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### OBJECTIVE 15

Summary **NA**

#### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Impact is NA

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### OBJECTIVE 16

Summary **NA**

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

Impact is NA

## OBJECTIVE 17

Summary **Uncertain**

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

Overall the impact is uncertain as it would be dependent on the level of residential development within or adjacent to the town centres, although it is expected that an increased population would have a slight positive impact.

### OVERALL SUMMARY

Overall the strategic housing objective recorded six positive impacts. As expected it is considered to have a positive impact against SA1 and ensuring quality housing is available to everyone through aiming to meet the Borough's housing needs. There was a positive impact against SA3 and healthy, vibrant and inclusive communities as delivery of the objective would reduce social exclusion.

In terms of SA5 and accessibility, there is a positive impact; meeting the Borough's housing needs will support the elements of the SA objective that aim to ensure accessibility to essential services, and access to services for those with the greatest needs. There would however be a negative impact in terms of the demand on existing services. As the strategic objective refers to meeting the Borough's housing needs in sustainable locations this would support SA7 and reducing the risk of flooding.

Concerning SA12 and ensuring prudent and efficient use of natural resources and energy there is a positive impact as the strategic housing objective refers to meeting the Borough's housing needs utilising sustainable building methods which would support the SA objective, although there would be a negative impact against the element that aims to reduce water consumption.

The remaining overall positive impact was recorded against SA13 and the efficient use of land, as the strategic housing objective refers to maximising the use of brownfield land..

The majority of the remaining impacts were uncertain. The impact on SA6 and the local built and historic environment is uncertain as it will be dependent on the design of individual developments as to their significance on the built and historic environment. Regarding SA8 and reducing the effect of traffic on the environment whilst meeting the housing needs of the Borough would have a negative impact on traffic volumes the housing objective does refer to sustainable locations which should have a positive impact on the element of the SA objective which is concerned with accessing services by public transport, walking and cycling, therefore overall the impact is considered uncertain.

In terms of SA9 and protecting and enhancing bio and geodiversity the overall impact is uncertain as although the strategic housing objective refers to meeting the Borough's housing need in sustainable locations, and increased population is likely to have an effect on the SA objective.

There was an uncertain impact overall against SA10 and reducing pollution levels and CO2 emissions to target levels for a number of reasons. In meeting the housing need of the Borough there is likely to be a negative impact on the levels of greenhouse gas emissions, which in turn would have a negative impact on air quality. There would however be a positive impact on the element relating to improving the energy efficiency of buildings, as new homes would be required to meet certain energy efficient requirements. Whether or not there would be an increase in renewable and low carbon energy use or improve water quality is also uncertain.

An uncertain impact was recorded against SA11 and the landscape, as in meeting the housing needs of the Borough there is likely to be a negative impact on the Green Belt as some allocations will be require amendments to the Green Belt boundary. The impact on priority habitats is uncertain, as an increased population will place pressure on these. In addition, the development of housing will have an impact on the landscape of the Borough, but the extent of the impact will be dependent on the location and design of developments.

## Appendix 4 Strategic Objective Assessments - Full Reports

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The remaining uncertain impact was against SA14 and reducing the amount of waste produced as an increased population would have a negative impact on the consumption of materials and resources, although due to other strategies there would be recycling and recovery measures in place therefore overall the impact is uncertain. A further uncertain impact was recorded against SA17 and the vitality and viability of town centres, as it is largely dependent on the levels of available and suitable sites within the borough's centres.

### **MITIGATION**

In meeting the Borough's housing needs there will be an increased demand on existing services and traffic levels, alongside an increase in the consumption of resources, greenhouse gas emissions, air quality issues, pressures and amendments to the green belt boundary, impacts on the built and historic environment, and impacts on the landscape and priority habitats. All of these impacts should be mitigated through the other Strategic Objectives and specific policies.

# Appendix 4 Strategic Objective Assessments - Full Reports

## Sustainability Appraisal Report

LP Objective Ref

Objective Title **Transport**

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### LP Objective Assessment Summary

#### OBJECTIVE 1

Summary

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

Impact is NA

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#### OBJECTIVE 2

Summary

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

The transport Strategic Objective refers the provision of a sustainable safe and efficient transport system therefore it is considered to have a positive impact against the SA Objective.

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#### OBJECTIVE 3

Summary

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

Reducing car dependency whilst improving public transport access for communities will help reduce social exclusion which is an element of this SA Objective, alongside potentially increasing sustainable travel options including walking and cycling therefore a positive impact is recorded.

---

#### OBJECTIVE 4

Summary

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

The impact against the SA Objective is positive as in reducing the need to travel there is an assumption this would improve accessibility, whilst part of a sustainable transport system would be supported by Green Infrastructure.

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#### OBJECTIVE 5

Summary

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

Overall the impact is positive - whilst the impact on those elements of the SA Objective concerned with the public transport journey times would be dependent on the location of specific sites, the Strategic transport objective is concerned with reducing car dependency whilst improving public transport access for communities which should improve accessibility.

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#### OBJECTIVE 6

Summary

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

The Strategic objective is considered to have an uncertain impact against this SA objective as it aims to minimise any adverse effects upon the environment and communities- again the actual impact will be dependent on the nature of individual schemes.

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#### OBJECTIVE 7

Summary

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

Impact is NA

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## Appendix 4 Strategic Objective Assessments - Full Reports

<p><b>OBJECTIVE 8</b></p> <p><b>TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT</b></p> <p>Overall impact is positive, as the strategic objective is focussed on the provision of a sustainable, safe and efficient transport system.</p>	Summary	Positive
<p><b>OBJECTIVE 9</b></p> <p><b>TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY</b></p> <p>Impact is NA</p>	Summary	NA
<p><b>OBJECTIVE 10</b></p> <p><b>TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS</b></p> <p>Overall impact is positive, as the strategic objective is focussed on the provision of a sustainable, safe and efficient transport system which if delivered would reduce pollution levels and CO2 emissions to target levels.</p>	Summary	Positive
<p><b>OBJECTIVE 11</b></p> <p><b>TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE</b></p> <p>Overall impact is uncertain as the strategic transport objective aims to enhance environments, however the impacts will be dependent upon the specific design of individual transport related schemes.</p>	Summary	Uncertain
<p><b>OBJECTIVE 12</b></p> <p><b>TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY</b></p> <p>Impact is NA</p>	Summary	NA
<p><b>OBJECTIVE 13</b></p> <p><b>TO ENSURE EFFICIENT USE OF LAND</b></p> <p>Impact is NA</p>	Summary	NA
<p><b>OBJECTIVE 14</b></p> <p><b>TO REDUCE THE AMOUNT OF WASTE PRODUCED</b></p> <p>Impact is NA</p>	Summary	NA
<p><b>OBJECTIVE 15</b></p> <p><b>TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL</b></p> <p>Overall the impact is positive as the strategic transport objective would support the SA objective as provision of a sustainable, safe and efficient transport system which reduces the need to travel should have a positive impact on accessing employment opportunities for all.</p>	Summary	Positive
<p><b>OBJECTIVE 16</b></p> <p><b>TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT</b></p> <p>A sustainable, safe and efficient transport system would support economic growth and therefore the strategic transport objective is considered to have a positive impact against this SA objective.</p>	Summary	Positive
<p><b>OBJECTIVE 17</b></p> <p><b>ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES</b></p>	Summary	Positive

## Appendix 4 Strategic Objective Assessments - Full Reports

A sustainable, safe and efficient transport system would support economic growth in the town centres and therefore the strategic transport objective is considered to have a positive impact against this SA objective.

### OVERALL SUMMARY

Overall the transport strategic objective recorded eight positive impacts. In terms of improving safety and security for people and property and SA2 the impact is positive as the strategic objective refers to the provision of a sustainable, safe and efficient transport system.

Regarding SA3 and healthy, vibrant and inclusive communities a positive impact was recorded as reducing car dependency whilst improving public transport access for communities will help reduce social exclusion which is an element of the SA Objective, alongside potentially increasing sustainable travel options including walking and cycling which have health benefits.

Concerning SA4 and participation in cultural, leisure and recreation activities the impact is positive as by reducing car dependency whilst improving public transport access for communities there is an assumption this would improve accessibility employing a sustainable transport system supported by Green Infrastructure.

Whilst the impact on those elements of the SA Objective concerned with the public transport journey times would be dependent on the location of specific sites, the strategic transport objective is concerned with reducing car dependency whilst improving public transport access for communities which should improve accessibility and therefore have a positive impact against SA5 and improving accessibility to essential services, facilities and employment.

Since the strategic objective is focussed on the provision of a sustainable, safe and efficient transport system, if this was delivered it would reduce pollution levels and CO2 emissions to target levels and therefore a positive impact was recorded against SA10.

A sustainable, safe and efficient transport system was considered to promote economic growth and therefore positive impacts were recorded against the three economic SA Objectives; SA15 and providing good employment opportunities for all, SA16 and achieving business success, sustainable economic growth and continued investment and finally SA17 and enhancing the viability and vitality of the town centres.

The strategic objective also recorded two overall uncertain impacts. With regards to SA6 and the locally distinctive built and historic environment there is an uncertain impact as it aims to minimise any adverse effects upon the environment and communities- however the actual impact will be dependent on the nature of individual schemes.

The other uncertain impact relates to SA11 and the natural, semi natural and manmade landscape as the strategic transport objective aims to enhance environments, however the impacts will be dependent upon the specific design of individual transport related schemes.

There were no other impacts recorded.

### MITIGATION

Any mitigation issues required in relation to improving quality of life through a balance of promoting economic growth, enhancing environments and improving transport access for communities should be addressed through other Strategic Objectives and specific policies.

## Appendix 5 Policy Assessments - Full Reports

- 5.1 The SA of the Local Plan Initial Draft 2017 provided a full and detailed assessment of the Local Plan Policies. This SA does not repeat that work, rather it focuses on those Policies that have been amended and therefore required re-appraisal together with the SA of the one new policy added to the Publication version of the Local Plan. These assessments are reported in this Appendix.

### Sustainability Appraisal Report

LP Policy Ref

Policy Title **Housing Target**

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#### 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.

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##### OBJECTIVE 2

Summary

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

Impact is NA

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##### 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.

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##### OBJECTIVE 4

Summary

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

Impact is NA

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##### 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 actual impact however on access to services will be dependent on the location of developments, which is not determined by this policy.

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##### 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.

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##### 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.

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## Appendix 5 Policy Assessments - Full Reports

### 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.

### 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.

### OBJECTIVE 16

Summary NA

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

Impact is NA

### 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 five 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 number of new homes that is required within the Borough during the lifetime of the Local Plan in order to meet housing need. By meeting the Borough's identified housing need the policy is considered to have a positive impact against SA3 and creating and retaining healthy, vibrant and inclusive communities, for example increasing the range of housing can help reduce social exclusion.

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, which in turn makes an area attractive for businesses. The other 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 nine 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 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

## Appendix 5 Policy Assessments - Full Reports

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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. 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 SA15 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**

There are no mitigation measures identified against the policy.

# Appendix 5 Policy Assessments - Full Reports

## Sustainability Appraisal Report

LP Policy Ref

Policy Title **Provision of Land for Future Employment Use Requirements**

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### Policy Assessment Summary

#### OBJECTIVE 1

Summary

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

Impact is NA as the policy is concerned with provision of employment sites.

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#### OBJECTIVE 2

Summary

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

Impact is NA as the policy is setting out the level of future employment land requirements; site specific impacts are established through the SA of sites.

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#### OBJECTIVE 3

Summary

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

Overall positive impact as provision of employment land will help reduce social exclusion by increasing job opportunities.

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#### OBJECTIVE 4

Summary

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

Impact is NA as the policy is setting out the future employment land requirements

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#### OBJECTIVE 5

Summary

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

Overall impact is uncertain as the policy is setting out the future employment land requirements, although it is likely to have a positive impact on employment opportunities.

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#### OBJECTIVE 6

Summary

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

Impact is NA as the policy is setting out the level of future employment land requirements; site specific impacts are established through the SA of sites.

---

#### OBJECTIVE 7

Summary

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

Impact is NA as the policy is setting out the level of future employment land requirements; site specific impacts are established through the SA of sites.

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#### OBJECTIVE 8

Summary

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

Overall impact is uncertain; increased economic activity will lead to an increase in traffic, however the site specific issues are established through the SA of sites.

## Appendix 5 Policy Assessments - Full Reports

<p><b>OBJECTIVE 9</b></p> <p><b>TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY</b></p> <p>Impact is NA as the policy is setting out the level of future employment land requirements; site specific impacts are established through the SA of sites.</p>	<p>Summary <b>NA</b></p>
<p><b>OBJECTIVE 10</b></p> <p><b>TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS</b></p> <p>Overall impact is uncertain as the policy is setting out the future employment land requirements, an increase in economic activity may result in an increase in greenhouse gas emissions, but on the other hand newly built employment premises provide opportunities to increase energy efficiency of buildings; site specific impacts are addressed through the SA of sites.</p>	<p>Summary <b>Uncertain</b></p>
<p><b>OBJECTIVE 11</b></p> <p><b>TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE</b></p> <p>Overall the impact is uncertain: in providing employment land requirements 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, and site specific impacts are addressed through the SA of sites.</p>	<p>Summary <b>Uncertain</b></p>
<p><b>OBJECTIVE 12</b></p> <p><b>TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY</b></p> <p>Overall the impact is uncertain as whilst new development will be required to meet certain energy efficiency levels, increased economic activity is likely to have a negative impact on the elements of the objective related to water consumption and reducing the use of primary aggregates; site specific issues are addressed through the SA of sites.</p>	<p>Summary <b>Uncertain</b></p>
<p><b>OBJECTIVE 13</b></p> <p><b>TO ENSURE EFFICIENT USE OF LAND</b></p> <p>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, and in reducing the amount of derelict and degraded land; site specific impacts are established through the SA of sites.</p>	<p>Summary <b>Positive</b></p>
<p><b>OBJECTIVE 14</b></p> <p><b>TO REDUCE THE AMOUNT OF WASTE PRODUCED</b></p> <p>Overall impact is uncertain as increased economic activity will lead to an increase in waste in the short term at least, although recycling and recovery policies should ensure that the impact is not negative; site specific impacts are established through the SA of sites.</p>	<p>Summary <b>Uncertain</b></p>
<p><b>OBJECTIVE 15</b></p> <p><b>TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL</b></p> <p>Overall positive impact as the policy is providing land for future employment opportunities.</p>	<p>Summary <b>Positive</b></p>
<p><b>OBJECTIVE 16</b></p> <p><b>TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT</b></p> <p>Overall positive impact as the policy is providing land for future employment opportunities.</p>	<p>Summary <b>Positive</b></p>

## OBJECTIVE 17

Summary **Positive**

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

Overall positive impact as the policy is providing land for future employment opportunities, which will support the Borough's town centres.

### OVERALL SUMMARY

Overall the policy recorded five positive impacts. With regards to SA3 and healthy, vibrant and inclusive communities there is a positive impact as provision of employment land will help reduce social exclusion by increasing job opportunities. In terms of SA13 and the efficient use of land a positive impact is recorded, as it would have a positive impact in relation to the use of previously developed land, and in reducing the amount of derelict and degraded land; site specific impacts are established through the SA of sites.

The remaining three overall positive impacts are recorded against the economic SA Objectives, SA15, SA16 and SA17, as the policy is providing land for future employment opportunities, which would also support the Borough's town centres.

The remaining impacts were either uncertain or NA. In terms of the uncertain impacts, these are as a result of the policy setting out the strategic requirements for future employment land, the impacts on the SA Objectives are therefore established through the SA of individual sites.

There were no negative impacts recorded against the policy.

### MITIGATION

There are no mitigation measures identified against the policy.

# Appendix 5 Policy Assessments - Full Reports

## Sustainability Appraisal Report

LP Policy Ref

Policy Title **Allocated Employment Sites**

### 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**

Impact is NA

**OBJECTIVE 3** Summary

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

Through allocation of land for employment the policy can make a positive contribution to this Objective by providing job opportunities.

**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**

Through allocation of land for employment the policy can make a positive contribution to this Objective by providing job opportunities.

**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**

Overall impact is uncertain, although the individual site allocations have been subject to SA.

**OBJECTIVE 9** Summary

**TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY**

## Appendix 5 Policy Assessments - Full Reports

Impact is NA

### OBJECTIVE 10

Summary **NA**

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

Impact is NA

### OBJECTIVE 11

Summary **NA**

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

Impact is NA

### OBJECTIVE 12

Summary **NA**

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

Impact is NA

### OBJECTIVE 13

Summary **NA**

#### TO ENSURE EFFICIENT USE OF LAND

Impact is NA

### OBJECTIVE 14

Summary **Uncertain**

#### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Impact is uncertain as increased economic activity will in the short term at least result in an increase in levels of waste, 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 **Positive**

#### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Through allocation of land for employment the policy can make a positive contribution to this Objective by providing job opportunities, and reducing commuting out of the district.

### OBJECTIVE 16

Summary **Positive**

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

Through allocation of land for employment the policy can make a positive contribution to this Objective by supporting the economy of the Borough

### OBJECTIVE 17

Summary **Positive**

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

Through allocation of land for employment the policy can make a positive contribution to this Objective, as economic growth would support the Borough's town centres.

### OVERALL SUMMARY

Overall the policy recorded a positive impact against six of the Objectives. In terms of SA3 and healthy, vibrant and inclusive communities there is a positive impact as through allocation of land for employment the policy can make a positive contribution to this Objective by providing job opportunities, which also results in a positive impact against SA5 and improving access to essential services, facilities and employment. For the same reason there is a positive impact against SA15 providing good employment opportunities for all, and SA16 and achieving

## Appendix 5 Policy Assessments - Full Reports

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business success, sustainable economic growth and continued investment. The other positive impact was recorded against SA17 and the viability and vitality of the town centres, as allocating land for employment and economic growth would support the Borough's town centres.

The policy recorded two uncertain impacts, in terms of SA8 and reducing the effect of traffic on the environment, as economic growth would increase traffic, although the individual sites have been subject to a SA. The other uncertain impact concerns SA14 and reducing the amount of waste produced as increased economic activity will in the short term at least result in an increase in levels of waste, although in the medium to longer term appropriate recycling and recovery opportunities should ensure the levels ending up in landfill continue to reduce.

There were no other impacts recorded against the Objectives.

### **MITIGATION**

There were no mitigation issues identified against the Policy.

# Appendix 5 Policy Assessments - Full Reports

## Sustainability Appraisal Report

LP Policy Ref

Policy Title **Allocated Mixed Use Sites**

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### 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 mixed use sites have all been subject to an individual SA.

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

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

Impact is NA

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**OBJECTIVE 3** Summary **NA**

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

Impact is NA

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**OBJECTIVE 4** Summary **NA**

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

Impact is NA

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**OBJECTIVE 5** Summary **NA**

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

Impact is NA

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**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 mixed use allocations when developed relate well in scale and character to the locality.

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**OBJECTIVE 7** Summary **NA**

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

Impact is NA

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**OBJECTIVE 8** Summary **Uncertain**

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

Overall impact is uncertain, the mixed use sites have all been subject to an individual SA.

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**OBJECTIVE 9** Summary **NA**

**TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY**

## Appendix 5 Policy Assessments - Full Reports

Impact is NA

### OBJECTIVE 10

Summary **NA**

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

Impact is NA

### OBJECTIVE 11

Summary **NA**

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

Impact is NA

### OBJECTIVE 12

Summary **NA**

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

Impact is NA

### OBJECTIVE 13

Summary **Positive**

#### TO ENSURE EFFICIENT USE OF LAND

Mixed use developments are an efficient use of land and therefore the impact is positive.

### OBJECTIVE 14

Summary **Uncertain**

#### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Impact is uncertain as the mixed use 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 **Positive**

#### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Positive impact as the policy is allocating mixed use sites, which are expected to include new employment opportunities.

### OBJECTIVE 16

Summary **Positive**

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

Positive impact as the policy is allocating mixed use sites, which are expected to include new employment opportunities and therefore support this Objective.

### OBJECTIVE 17

Summary **Positive**

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

Mixed use developments can and do make a positive impact on the viability and vitality of town centres.

#### OVERALL SUMMARY

Overall the policy recorded 5 positive impacts against the Objectives. In terms of SA6 and a locally distinctive built and historic environment the impact is positive as the policy requires that the mixed use allocations when developed relate well in scale and character to the locality. Mixed use developments are considered as an efficient use of land and therefore the impact is positive against SA13. With regards to the economic Objectives, the mixed use allocations are expected to include new employment opportunities and as a consequence there is a positive impact against SA15 and SA16. The remaining positive impact is against SA17, as mixed use

## Appendix 5 Policy Assessments - Full Reports

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developments can and do make a positive impact on the viability and vitality of town centres.

The policy recorded two uncertain impacts; in terms of SA8 and reducing the effect of traffic on the environment as it is expected that mixed use development will result in an increase in traffic, although the individual sites have all been subject to a SA. The other uncertain impact was recorded against SA14 and reducing the amount of waste produced, as the mixed use 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.

### **MITIGATION**

There were no mitigation issues identified against this policy.

# Appendix 5 Policy Assessments - Full Reports

## Sustainability Appraisal Report

LP Policy Ref

Policy Title **Allocated Housing Sites**

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### 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.

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

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

The impact is NA.

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**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.

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**OBJECTIVE 4** Summary **NA**

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

The impact is NA.

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**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 increased services is carried out.

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**OBJECTIVE 6** Summary **NA**

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

The impact is NA.

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**OBJECTIVE 7** Summary **NA**

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

The impact is NA.

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**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.

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**OBJECTIVE 9** Summary **NA**

**TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY**

The impact is NA.

## Appendix 5 Policy Assessments - Full Reports

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**OBJECTIVE 10** Summary

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

The impact is NA.

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**OBJECTIVE 11** Summary

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

The impact is NA.

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**OBJECTIVE 12** Summary

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

The impact is NA.

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**OBJECTIVE 13** Summary

**TO ENSURE EFFICIENT USE OF LAND**

The impact is NA.

---

**OBJECTIVE 14** Summary

**TO REDUCE THE AMOUNT OF WASTE PRODUCED**

The impact is NA.

---

**OBJECTIVE 15** Summary

**TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL**

The impact is NA.

---

**OBJECTIVE 16** Summary

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

The impact is NA.

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**OBJECTIVE 17** Summary

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

Impact is NA

**OVERALL SUMMARY**

The policy recorded two overall positive impacts. The first of these relates to SA1 as the policy is allocating land for housing. SA 3 also recorded a positive impact as the policy is likely to reduce social exclusion by allocating land for housing.

With regards to uncertain impacts, 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 increased services is carried out, which in turn would be supported by an increased population, however at this stage an uncertain impact is recorded against SA5 and improving accessibility to services, facilities and employment

The policy recorded one overall negative impact. This relates to SA 8 as the policy is unlikely to reduce traffic volumes.

## Appendix 5 Policy Assessments - Full Reports

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The site allocations have been assessed individually, please see the SA assessments for individual sites for site-specific information.

### **MITIGATION**

No mitigation issues were identified for this policy.

# Appendix 5 Policy Assessments - Full Reports

## Sustainability Appraisal Report

LP Policy Ref

Policy Title **Climate Change**

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### Policy Assessment Summary

#### OBJECTIVE 1

Summary

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

Impact is NA

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#### OBJECTIVE 2

Summary

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

The strategic policy on Climate Change would enable the Local Plan to have a positive impact on this SA Objective, for example reducing flood risk.

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#### OBJECTIVE 3

Summary

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

Overall the Climate Change policy is considered to have a positive impact against the SA Objective as mitigating and adapting to climate change should have a benefit in terms of the populations health and wellbeing.

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#### OBJECTIVE 4

Summary

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

Impact is NA

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#### OBJECTIVE 5

Summary

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

Impact is NA

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#### OBJECTIVE 6

Summary

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

Overall the Climate Change policy is considered to have a positive impact against the SA Objective as mitigating and adapting to Climate Change should benefit the built and historic environment, through protection from flooding, and innovative design that reduces energy use.

---

#### OBJECTIVE 7

Summary

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

Overall the Climate Change policy is considered to have a positive impact against the SA Objective as a significant part of mitigating and adapting to Climate Change impacts would involve reducing the risk of flooding.

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#### OBJECTIVE 8

Summary

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

## Appendix 5 Policy Assessments - Full Reports

Overall the Climate Change policy is considered to have a positive impact on this SA Objective as it requires the Local Plan to mitigate and adapt to the predicted impacts of Climate Change, a significant element of which is encouraging sustainable travel which in turn would reduce traffic emissions, traffic growth and congestion.

### OBJECTIVE 9

Summary **Positive**

#### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall the Climate Change policy is considered to have a positive impact on this SA Objective as it requires the Local Plan to mitigate and adapt to the predicted impacts of Climate Change, including protecting and enhancing biodiversity habitats.

### OBJECTIVE 10

Summary **Positive**

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

Overall the Climate Change policy is considered to have a positive impact on this SA Objective as it requires the Local Plan to mitigate and adapt to the predicted impacts of Climate Change, including by locating development in areas accessible by public transport and other non car modes, alongside supporting sustainable travel networks.

### OBJECTIVE 11

Summary **Positive**

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

Overall the Climate Change policy is considered to have a positive impact on this SA Objective as it requires the Local Plan to mitigate and adapt to the predicted impacts of Climate Change, including flooding, changes in habitats etc, which would help protect the wider landscape.

### OBJECTIVE 12

Summary **Positive**

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

Overall the Climate Change policy is considered to have a positive impact on this SA Objective as it requires the Local Plan to mitigate and adapt to the predicted impacts of Climate Change, including ensuring energy efficiency and reducing carbon emissions.

### OBJECTIVE 13

Summary **Positive**

#### TO ENSURE EFFICIENT USE OF LAND

Overall the Climate Change policy is considered to have a positive impact on this SA Objective as it requires the Local Plan to mitigate and adapt to the predicted impacts of Climate Change, for example through Sustainable Design and Construction methods.

### OBJECTIVE 14

Summary **Positive**

#### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall the impact is Positive as Policy CC1 seeks to reduce 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.

### OBJECTIVE 15

Summary **NA**

#### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Impact is NA

### OBJECTIVE 16

Summary **Positive**

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

# Appendix 5 Policy Assessments - Full Reports

Overall the climate change policy is considered to have a positive impact on this SA objective as it requires the Local Plan to address the causes of and mitigate predicted climate change impacts, which can have a significant impact on the economy, e.g. flooding.

## OBJECTIVE 17

Summary **NA**

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

Impact is NA

### OVERALL SUMMARY

Overall the Climate Change policy recorded twelve positive impacts against the SA Objectives.

In terms of SA2 and improving safety and security for people and property a there is a positive impact, for example the policy refers to minimising flood risk and limiting surface water run off, which would support the Objective. There is a positive impact recorded against SA3 and healthy, vibrant and inclusive communities as mitigating and adapting to Climate Change should have a benefit in terms of the populations health and wellbeing. In terms of SA6 and the locally distinctive built and historic environment the there is a positive impact as mitigating and adapting to climate change should benefit the built and historic environment, through protection from flooding, and innovative design that reduces energy use.

A significant element of mitigation and adaptation to climate change impacts is addressing flood risk, therefore a positive impact was recorded against SA7. In terms of SA8 and reducing the effect of traffic on the environment there is a positive impact as it requires the Local Plan to mitigate and adapt to the predicted impacts of Climate Change, a significant element of which is encouraging sustainable travel which in turn would reduce traffic emissions. A further positive impact was recorded against SA9 as the policy includes the protection and enhancement of biodiversity habitats.

Concerning SA10 and reducing pollution levels and CO2 emissions to target levels the policy promotes development in areas accessible by public transport and other non car modes, alongside supporting sustainable travel networks.

In adapting and mitigating the impacts of Climate Change, the policy would benefit SA11 and landscape impacts by minimising flood risk, habitat enhancement / protection etc.

A positive impact was recorded against SA12 and ensuring prudent and efficient use of natural resources and energy, as the policy calls for a reduction in carbon emissions and ensuring energy efficiency.

Concerning SA13 and the efficient use of land, there is a positive impact as delivering high density developments which aids a reduction in energy use can help in terms of addressing the causes of and mitigation from climate change impacts. Whether the strategic objective would reduce the amount of derelict land or bring disused spaces back into use is however uncertain.

Overall the impact on SA 14 and the need to reduce the amount of waste produced is Positive as Policy CC1 seeks to reduce 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.

The other positive impact was recorded against SA16 and achieving business success, sustainable economic growth and continued investment, since ensuring the impacts of climate change are addressed would help the district retain and attract businesses.

### MITIGATION

There were no mitigation issues identified against the policy.

# Appendix 5 Policy Assessments - Full Reports

## Sustainability Appraisal Report

LP Policy Ref

Policy Title **Assessment of Renewable and Low Carbon Energy Development Proposals**

### 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**

Impact is NA.

**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**

Overall the policy is expected to have a positive impact as it will assess proposals for the generation of renewable and low carbon energy against any potential significant harm to the visual quality or character of the landscape, and any adverse effects on heritage assets, including views important to their settings.

**OBJECTIVE 7** Summary

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

Impact is positive as the policy refers to assessing a proposals potential to result in significant harm to surface water, drainage, groundwater or water supply.

**OBJECTIVE 8** Summary

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

Impact is NA.

**OBJECTIVE 9** Summary

# Appendix 5 Policy Assessments - Full Reports

## TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall the policy is expected to have a positive impact as it will assess proposals for the generation of renewable and low carbon energy against any potential significant harm to sites of nature conservation or biodiversity value.

### OBJECTIVE 10

Summary **Positive**

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

Overall the policy is expected to have a positive impact as it will assess proposals for the generation of renewable and low carbon energy for their contribution to reducing carbon emissions.

### OBJECTIVE 11

Summary **Positive**

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

Overall the policy is expected to have a positive impact as it will assess proposals for the generation of renewable and low carbon energy against any potential significant harm to the visual quality or character of the landscape including cumulative impacts, and views important to the setting of heritage assets. In addition the policy aims to protect good quality agricultural land.

### OBJECTIVE 12

Summary **Uncertain**

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

Overall the policy is expected to have an uncertain impact. Although there is a positive impact recorded in relation to the renewable and low carbon energy element of the Objective (as it sets out the criteria against which proposals will be assessed), and whilst this could increase renewable and low carbon generation by setting a clear framework against which proposals would be assessed, it could also restrict the numbers of proposals that are awarded permission.

### OBJECTIVE 13

Summary **Uncertain**

## TO ENSURE EFFICIENT USE OF LAND

Overall the policy is expected to have an uncertain impact as the majority of the elements of the Objective are uncertain, and will be dependent on the location of proposals, although the policy does include criteria which aims to avoid inefficient use of land.

### OBJECTIVE 14

Summary **NA**

## TO REDUCE THE AMOUNT OF WASTE PRODUCED

Impact is NA

### OBJECTIVE 15

Summary **NA**

## TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Impact is NA

### OBJECTIVE 16

Summary **NA**

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

Impact is NA

### OBJECTIVE 17

Summary **NA**

## ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

Impact is NA

## Appendix 5 Policy Assessments - Full Reports

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### OVERALL SUMMARY

Overall the policy recorded five positive impacts against the SA Objectives. In terms of SA6 and a locally distinctive built and historic environment, overall the policy is expected to have a positive impact as it will assess proposals for the generation of renewable and low carbon energy against any potential significant harm to the visual quality or character of the landscape, and any adverse affects on heritage assets including views important to their settings. Concerning SA7 and reducing flood risk, the policy recorded a positive impact overall as it refers to assessing a proposals potential to result in significant harm to surface water, drainage, groundwater or water supply.

With regards to SA9 a positive impact is recorded as it will assess proposals for the generation of renewable and low carbon energy against any potential significant harm to sites of nature conservation or biodiversity value. Concerning SA10 and reducing pollution and CO2 emissions to target levels there is a positive impact as it will provide a clearer framework for renewable and low carbon energy proposals which could increase generation and reduce pollution and carbon emissions.

Overall the policy is expected to have a positive impact against SA11 and the landscape as it will assess proposals for the generation of renewable and low carbon energy against any potential significant harm to the visual quality or character of the landscape including cumulative impacts, and views important to the setting of heritage assets.

The policy also records two uncertain impacts. In relation to SA12 and prudent and efficient use of natural resources and energy, overall the policy is expected to have an uncertain impact; whilst there is a positive element in relation to renewable and low carbon energy (as it sets out the criteria against which proposals will be assessed), and whilst this could increase renewable and low carbon generation by setting a clear framework against which proposals would be assessed, the criteria could ultimately also restrict the numbers of proposals that are awarded permission. The other uncertain impact was recorded against SA13 and the efficient use of land as the majority of the elements of this Objective are deemed uncertain, and will be dependent on the location of specific proposals.

There were no other impacts recorded.

### MITIGATION

There were no mitigation issues identified against the policy.

# Appendix 5 Policy Assessments - Full Reports

## Sustainability Appraisal Report

LP Policy Ref

Policy Title **Strategic Transport Interventions**

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### Policy Assessment Summary

#### OBJECTIVE 1

Summary

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

Impact is NA

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#### OBJECTIVE 2

Summary

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

Impact is NA

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#### OBJECTIVE 3

Summary

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

Overall the policy is considered to have a positive impact against the SA Objective, as the strategic transport improvements would improve accessibility, reduce social exclusion, and would provide realistic sustainable travel options such as cycling and walking.

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#### OBJECTIVE 4

Summary

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

Overall the impact is positive, as the strategic transport intervention policy would not only improve access to jobs and opportunities but it would also improve access to cultural leisure and recreation activities.

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#### OBJECTIVE 5

Summary

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

Overall the strategic transport intervention policy is expected to have a positive impact against this policy as it aims to address the most significant and pressing problems relating to congestion.

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#### OBJECTIVE 6

Summary

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

Transport Infrastructure can have a significant impact on the built and historic environment; therefore alongside the Local Plan's design policies there may be a need, in some circumstances, to carry out an EIA, but overall the impact on the SA Objective is uncertain as it will be dependent on the exact nature of the schemes.

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#### OBJECTIVE 7

Summary

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

Overall the impact is uncertain as it is dependent on the nature and location of the scheme, although any negative impacts should be addressed through the relevant Local Plan policies and where appropriate, an EIA.

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#### OBJECTIVE 8

Summary

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

## Appendix 5 Policy Assessments - Full Reports

Whether the strategic transport intervention policy would actually reduce traffic volumes is uncertain, it should however, have a positive impact in terms of accessing services by public transport, walking and cycling.

**OBJECTIVE 9** Summary **Uncertain**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall the impact is uncertain as it would be dependent on the nature and location of any scheme, however other Local Plan policies would be required to ensure any potential negative impacts are mitigated alongside, where appropriate, an EIA.

**OBJECTIVE 10** Summary **Uncertain**

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

Overall the impact is uncertain as the actual impact will be dependent on the nature and location of the scheme; however other Local Plan policies would be required to ensure any potential negative impacts are mitigated alongside, where appropriate, an EIA.

**OBJECTIVE 11** Summary **Uncertain**

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

Overall the impact is uncertain and will be dependent on the nature and location of the scheme; however other Local Plan policies would be required to ensure any potential negative impacts are mitigated, alongside, where appropriate, an EIA.

**OBJECTIVE 12** Summary **NA**

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

Impact is NA

**OBJECTIVE 13** Summary **Uncertain**

### TO ENSURE EFFICIENT USE OF LAND

Overall the impact is uncertain as the actual impact will be dependent on the nature and location of the scheme; however other Local Plan policies would be required to ensure any potential negative impacts are mitigated, alongside, where appropriate, an EIA.

**OBJECTIVE 14** Summary **NA**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Impact is NA

**OBJECTIVE 15** Summary **Positive**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Overall the policy is expected to have a positive impact against the SA Objective as transport investment will improve journey times and would therefore improve accessibility to jobs, and would help to reduce commuting out of the Borough.

**OBJECTIVE 16** Summary **Positive**

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

Strategic transport improvements will help to support successful businesses to grow, and also attract inward investment, and therefore the policy is considered to have a positive impact against the SA Objective.

## OBJECTIVE 17

Summary **Positive**

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

Improved journey times and increased accessibility will both have a positive impact on the viability and vitality of the town centres.

### OVERALL SUMMARY

Overall the policy records six positive impacts against the SA Objectives. As the strategic transport improvements would aim to improve accessibility, reduce social exclusion, and provide realistic sustainable travel options such as cycling and walking, there is a positive impact against SA3 and healthy, vibrant and inclusive communities. Concerning SA4 and increased participation in cultural, leisure and recreation activities, there is a positive impact as the strategic transport intervention policy would not only improve access to jobs and opportunities, but would also improve access to cultural leisure and recreation activities. Similarly there is a positive impact against SA5 and improving accessibility to essential services, facilities and employment.

The other three overall positive impacts are related to the economic SA Objectives. Regarding SA15 and providing good employment opportunities for all there is a positive impact as transport investment will improve journey times and would therefore improve accessibility to jobs, and help to reduce commuting out of the District. Strategic transport improvements will help support businesses to grow and would help to attract inward investment, and therefore the policy is considered to have a positive impact against SA16 and achieving business success, sustainable economic growth, and continued investment. The final overall positive impact is recorded against SA17, as improved journey times and increased accessibility will both have a positive impact on the viability and vitality of the town centres.

The majority of the remaining impacts are considered uncertain, as the actual impact(s) would be dependent on the nature and location of the schemes, however other Local Plan policies would be required to ensure any potential negative impacts are mitigated alongside, where appropriate, an EIA.

### MITIGATION

There are no mitigation issues identified against this policy due to the strategic nature of the policy, and since the actual impact(s) would be dependent on the nature and location of the schemes. However, other Local Plan policies would be required to ensure any potential negative impacts are mitigated alongside, where appropriate, an EIA.

# Appendix 5 Policy Assessments - Full Reports

## Sustainability Appraisal Report

LP Policy Ref

Policy Title **Transport Investment Decisions**

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### Policy Assessment Summary

#### OBJECTIVE 1

Summary

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

Impact is NA

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#### OBJECTIVE 2

Summary

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

The Policy refers to reducing casualties across the local road network and therefore the impact is positive in relation to this Objective.

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#### OBJECTIVE 3

Summary

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

Overall there is a positive impact as the policy refers to improving opportunities for walking, cycling and the use of public transport as well as one of its objectives relating to improving social inclusion.

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#### OBJECTIVE 4

Summary

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

Overall a positive impact is recorded as the policy aims to minimise congestion; improve journey times; and improve opportunities for walking, cycling and the use of public transport, which would all support this SA Objective.

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#### OBJECTIVE 5

Summary

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

Overall the impact is positive as the policy aims to minimise congestion, improve journey times, and improve opportunities for walking, cycling and the use of public transport, all of which would support the SA Objective.

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#### OBJECTIVE 6

Summary

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

Transport Infrastructure can have a significant impact on the built and historic environment, and therefore, alongside the Local Plan's design policies, there may be a need, in some circumstances, to carry out an EIA. However overall, the impact on the SA Objective is uncertain, as it will be dependent on the exact nature of the schemes.

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#### OBJECTIVE 7

Summary

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

The impact is uncertain as flood risk or environmental impact are not referred to in the list of considerations.

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#### OBJECTIVE 8

Summary

## Appendix 5 Policy Assessments - Full Reports

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

Whether the investment decisions transport policy would actually reduce traffic volumes is uncertain, it should however have a positive impact in terms of accessing services by public transport, walking and cycling.

#### OBJECTIVE 9

Summary **Uncertain**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

The impact is uncertain as the impact on the environment is not referred to in the list of considerations.

#### OBJECTIVE 10

Summary **Positive**

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

The overall impact is positive as the Policy refers specifically to the improvement of air quality and the contribution schemes make to reducing carbon emissions. Impact on water quality is uncertain as this will be dependent on the nature and location of schemes, however other Local Plan policies require any potential negative impacts are mitigated alongside, where appropriate, an EIA.

#### OBJECTIVE 11

Summary **Uncertain**

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

The impact is uncertain as the impact on the environment and landscape is not referred to in the list of considerations.

#### OBJECTIVE 12

Summary **NA**

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

Impact is NA

#### OBJECTIVE 13

Summary **Uncertain**

### TO ENSURE EFFICIENT USE OF LAND

Overall the impact is uncertain as the actual impact will be dependent on the nature and location of the scheme. However other Local Plan policies would be required to ensure any potential negative impacts are mitigated, alongside, where appropriate, an EIA.

#### OBJECTIVE 14

Summary **NA**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Impact is NA

#### OBJECTIVE 15

Summary **Positive**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

The investment decision policy refers to consideration of unlocking economic development potential; and improving opportunities for walking, cycling and the use of public transport, therefore a positive impact is recorded in relation to this Objective.

#### OBJECTIVE 16

Summary **Positive**

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

The investment decision policy refers to consideration of unlocking economic development potential and minimising congestion, which would have a positive impact against this SA Objective.

#### OBJECTIVE 17

Summary **Positive**

## Appendix 5 Policy Assessments - Full Reports

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

The impact is positive as the policy would support access to and from the town centres through minimising congestion and improving journey times.

### OVERALL SUMMARY

Overall the policy records eight positive impacts against the SA Objectives. Concerning SA2 and improving safety and security for people and property the policy refers to reducing casualties across the local road network and therefore the impact is positive. Overall there is a positive impact against SA3 and healthy, vibrant and inclusive communities as the policy refers to improving opportunities for walking, cycling and the use of public transport as well as improving social inclusion.

In terms of SA4 and increased participation in cultural, leisure and recreation activities, there is a positive impact as minimising congestion, improving journey times, and improving opportunities for walking, cycling and the use of public transport would all support the SA Objective, and also support SA5 and improving accessibility to essential services, facilities and employment.

The overall impact on SA 10 of reducing pollution levels and CO2 emissions to target levels is positive as the Policy objectives refer specifically to the improvement of air quality and the contribution schemes make to reducing carbon emissions.

The other three overall positive impacts are related to the economic SA Objectives. Regarding SA15 and providing good employment opportunities for all there is a positive impact since the investment decision policy refers to consideration of unlocking economic development potential and improving opportunities for walking, cycling and the use of public transport. Similarly, the policy refers to consideration of unlocking economic development potential and minimising congestion which would have a positive impact against SA16 and achieving business success, sustainable economic growth, and continued investment. The final overall positive impact is recorded against SA17, as improved journey times and increased accessibility would both have a positive impact on the viability and vitality of the town centres.

The majority of the remaining impacts are considered uncertain, as the actual impact(s) would be dependent on the nature and location of the schemes, and there is some concern over the absence of any reference to the consideration of the impact on the environment, apart from air quality, however other Local Plan policies would require any potential negative impacts are mitigated alongside, where appropriate, an EIA.

### MITIGATION

There were no mitigation issues identified against this policy due to the strategic nature of the policy, although the uncertainty is primarily due to the absence of any reference to the consideration of the impact on the environment, apart from air quality, and no reference to potential flood risk issues; however other Local Plan policies would be required to ensure any potential negative impacts are mitigated alongside, where appropriate an EIA.

# Appendix 5 Policy Assessments - Full Reports

## Sustainability Appraisal Report

LP Policy Ref

Policy Title **Safeguarding Transport Investment**

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### Policy Assessment Summary

**OBJECTIVE 1** Summary

**TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE**

Impact is NA

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**OBJECTIVE 2** Summary

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

Impact is NA

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**OBJECTIVE 3** Summary

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

Overall the impact is positive as safeguarding land for transport interventions would have a longer term beneficial impact on this SA Objective whilst the Policy requirements to safeguard new and improved infrastructure for walking and cycling will provide and enhance opportunities to adopt healthy lifestyles.

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**OBJECTIVE 4** Summary

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

Impact is NA

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**OBJECTIVE 5** Summary

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

Overall the impact is positive as safeguarding land for transport interventions would have a long term beneficial impact on accessibility.

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**OBJECTIVE 6** Summary

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

Impact NA

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**OBJECTIVE 7** Summary

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

Impact is NA

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**OBJECTIVE 8** Summary

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

Overall the impact on this Objective is uncertain as new road schemes could increase traffic levels whilst reducing congestion although the safeguarding of schemes for rail developments and walking and cycling infrastructure will have a positive impact on the Objective.

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## Appendix 5 Policy Assessments - Full Reports

<p><b>OBJECTIVE 9</b></p> <p><b>TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY</b></p> <p>As the policy refers to the protection of disused railway lines, where these function as part of a biodiversity network there is a positive impact against this Objective.</p>	<p>Summary <b>Positive</b></p>
<p><b>OBJECTIVE 10</b></p> <p><b>TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS</b></p> <p>Impact is NA</p>	<p>Summary <b>NA</b></p>
<p><b>OBJECTIVE 11</b></p> <p><b>TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE</b></p> <p>Overall the impact is uncertain as the actual impact will be dependent on the nature and location of the scheme; however other Local Plan policies would be required to ensure any potential negative impacts are mitigated, alongside, where appropriate, an EIA.</p>	<p>Summary <b>Uncertain</b></p>
<p><b>OBJECTIVE 12</b></p> <p><b>TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY</b></p> <p>Impact is NA</p>	<p>Summary <b>NA</b></p>
<p><b>OBJECTIVE 13</b></p> <p><b>TO ENSURE EFFICIENT USE OF LAND</b></p> <p>Overall the impact is uncertain as the actual impact will be dependent on the nature and location of the scheme; however other Local Plan policies would be required to ensure any potential negative impacts are mitigated, alongside, where appropriate, an EIA.</p>	<p>Summary <b>Uncertain</b></p>
<p><b>OBJECTIVE 14</b></p> <p><b>TO REDUCE THE AMOUNT OF WASTE PRODUCED</b></p> <p>Impact is NA</p>	<p>Summary <b>NA</b></p>
<p><b>OBJECTIVE 15</b></p> <p><b>TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL</b></p> <p>Overall the impact is positive as safeguarding land for transport interventions would have a positive impact on economic opportunities.</p>	<p>Summary <b>Positive</b></p>
<p><b>OBJECTIVE 16</b></p> <p><b>TO ACHIEVE BUSINESS SUCCESS, SUSTAINABLE ECONOMIC GROWTH, AND CONTINUED INVESTMENT</b></p> <p>Overall the impact is positive as safeguarding land for transport interventions would have a beneficial impact on economic opportunities.</p>	<p>Summary <b>Positive</b></p>
<p><b>OBJECTIVE 17</b></p> <p><b>ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES</b></p> <p>Safeguarding land for transport interventions would help minimise congestion, improve journey times and improve opportunities for walking, cycling and public transport, therefore a positive impact is recorded against this SA Objective.</p>	<p>Summary <b>Positive</b></p>

### OVERALL SUMMARY

Overall the policy is expected to have a positive impact against six of the SA Objectives. Safeguarding land for transport interventions would help to minimise congestion, improve journey times and improve opportunities for public transport whilst the Policy requirements to safeguard new and improved infrastructure for walking and cycling will provide and enhance opportunities to adopt healthy lifestyles. Therefore a positive impact is recorded against SA3 of creating and retaining healthy, vibrant, and inclusive communities. In addition a positive impact is recorded against SA5 of improving accessibility to essential services, facilities and employment.

A positive impact is recorded against SA9 and the protection and enhancement of biodiversity and geodiversity, as the policy refers to objecting to proposals that harm the functioning of the land as part of a biodiversity network.

A positive impact is recorded against SA15 and providing good employment opportunities for all as well as for SA16 which concerns achieving business success, sustainable economic growth, and continued investment. SA17, concerning the viability and vitality of the town centres, also records a positive impact.

The policy also recorded three uncertain impacts. For SA8 the overall impact is uncertain as new road schemes could increase traffic levels whilst reducing congestion although the safeguarding of schemes for rail developments and walking and cycling infrastructure will have a positive impact on this Objective. For SA11 (the impact on the landscape) and SA13 (the efficient use of land) the actual impacts will be dependent on the nature and location of schemes. However, other Local Plan policies would ensure any potential negative impacts are mitigated, alongside, where appropriate, an EIA.

There are no other impacts against the SA Objectives for this policy.

### MITIGATION

There are no specific mitigation issues identified against this policy.

# Appendix 5 Policy Assessments - Full Reports

## Sustainability Appraisal Report

LP Policy Ref

Policy Title **Sustainable Travel**

### 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**

Impact is NA

**OBJECTIVE 3** Summary

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

Overall a positive impact is recorded as the sustainable travel policy would help to reduce social exclusion by improving public transport, and also by enhancing and expanding the footpath, bridleways and cycle networks within Calderdale.

**OBJECTIVE 4** Summary

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

The sustainable travel policy is considered to have a positive impact against this SA Objective as it aims, amongst other things, to support the enhancement and expansion of the footpath, bridleways and cycleways within Calderdale.

**OBJECTIVE 5** Summary

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

The sustainable travel policy is considered to have a positive impact against this SA objective as it aims, amongst other things, to support public transport use and reduce congestion, which would improve accessibility.

**OBJECTIVE 6** Summary

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

Transport Infrastructure can have a significant impact on the built and historic environment, and therefore, alongside the Local Plan's design policies, there may be a need, in some circumstances, to carry out an EIA dependent on the scale of any proposal. However, the overall the impact for this SA Objective is uncertain as it will be dependent on the exact nature of the schemes.

**OBJECTIVE 7** Summary

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

Impact is NA

**OBJECTIVE 8** Summary

## Appendix 5 Policy Assessments - Full Reports

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

The sustainable travel policy is considered to have a positive impact against this SA Objective as it aims, amongst other things, to support public transport use and reduce congestion, which would improve accessibility. Additionally it aims to support the enhancement and expansion of the footpath, bridleways and cycleways within Calderdale.

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**OBJECTIVE 9** Summary **NA**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Impact is NA

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**OBJECTIVE 10** Summary **Positive**

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

Overall a positive impact is recorded as the policy aims to discourage car use and encourage the use of other forms of transport with lower environmental impacts.

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**OBJECTIVE 11** Summary **Uncertain**

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

Overall the impact is uncertain as the actual impact will be dependent on the nature and location of the scheme; however other Local Plan policies would be required to ensure any potential negative impacts are mitigated, alongside, where appropriate, an EIA.

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**OBJECTIVE 12** Summary **NA**

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

Impact is NA

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**OBJECTIVE 13** Summary **Uncertain**

### TO ENSURE EFFICIENT USE OF LAND

Overall the impact is uncertain as the actual impact will be dependent on the nature and location of the scheme; however other Local Plan policies would be required to ensure any potential negative impacts are mitigated, alongside, where appropriate, an EIA. There is a further opportunity to reduce the number of car journeys through support for mixed use developments, although this is not referred to in the policy.

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**OBJECTIVE 14** Summary **NA**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Impact is NA

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**OBJECTIVE 15** Summary **Positive**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

The sustainable travel policy aims to reduce congestion, and in doing so, would support the local economy, which in turn, would have a positive impact against the SA Objective.

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**OBJECTIVE 16** Summary **Positive**

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

The sustainable travel policy aims to reduce congestion, and in doing so, would support local economic growth, which in turn, would result in a positive impact against the SA Objective.

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## OBJECTIVE 17

Summary **Positive**

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

Improved journey times, increased accessibility would both have a positive impact on the viability and vitality of the town centres.

### OVERALL SUMMARY

Overall the policy is expected to have a positive impact against eight of the SA Objectives. Achieving an increase in sustainable travel would have a positive impact against SA3 and healthy, vibrant and inclusive communities. Similarly there is a positive impact against SA4 and increased participation in cultural, leisure and recreation activities, as it aims, amongst other things, to support the enhancement and expansion of the footpath, bridleways and cycleways within Calderdale.

The sustainable travel policy aims to support public transport use and reduce congestion, which would improve accessibility, and therefore have a positive impact against SA5 and improving accessibility to essential services, facilities and employment. Similarly, a positive impact is recorded against SA8 and reducing the effect of traffic on the environment, as alongside promoting public transport use and reducing congestion, it aims to support the enhancement and expansion of the footpath, bridleways and cycleways within Calderdale.

With regards to SA10 and reducing pollution levels and CO2 emissions to target levels there is a positive impact by discouraging car use and encouraging the use of other forms of transport with lower environmental impacts.

The remaining positive impacts are recorded against the economic Objectives. The sustainable travel policy aims to reduce congestion, and in doing so, would support the local economy and economic growth, which in turn would have a positive impact against SA15 and providing good employment opportunities for all. Additionally, positive impacts are recorded against SA16 and achieving business success, sustainable economic growth and continued investment; and against SA17 and enhancing the viability and vitality of the town centres.

The policy also recorded three uncertain impacts, against SA6 and the built and historic environment; SA11 and the impact on the landscape; and SA13 the efficient use of land, as the actual impact will be dependent on the nature and location of the scheme. However, other Local Plan policies would be required to ensure any potential negative impacts are mitigated, alongside, where appropriate, an EIA. In addition, in terms of SA13, there is a further opportunity to reduce the number of car journeys through support for mixed use developments, although this is not referred to in the policy.

There are no other impacts.

### MITIGATION

There are no mitigation issues identified against this policy due to the strategic nature of the policy, although the uncertainty is primarily due to the absence of any reference to the consideration of the impact on the environment. However other Local Plan policies would be required to ensure any potential negative impacts are mitigated alongside, where appropriate, an EIA. Consideration should also be given to the promotion of mixed use developments.

# Appendix 5 Policy Assessments - Full Reports

## Sustainability Appraisal Report

LP Policy Ref

Policy Title **Ensuring Development Supports Sustainable Travel**

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### Policy Assessment Summary

#### OBJECTIVE 1

Summary

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

Impact is NA.

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#### OBJECTIVE 2

Summary

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

The policy includes a hierarchy of road users which places pedestrians, people with disabilities and emergency services at the top, which should have a positive impact on this Objective.

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#### OBJECTIVE 3

Summary

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

Overall a positive impact is recorded as the policy places active travel modes (walking and cycling) at the top of the hierarchy of road users, which would support this Objective. In addition, the policy requires proposals to be located in accessible locations so as to encourage public transport use which would help reduce social exclusion.

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#### OBJECTIVE 4

Summary

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

Overall positive impact as the policy refers to ensuring that new proposals are located in areas that would encourage and support the use of public transport which in turn would support the SA Objective.

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#### OBJECTIVE 5

Summary

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

Overall a positive impact is recorded as the policy refers to ensuring that new proposals are located in areas that would encourage and support the use of public transport, which in turn would support the SA Objective.

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#### OBJECTIVE 6

Summary

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

Transport Infrastructure can have a significant impact on the built and historic environment; therefore alongside the Local Plan's design policies, there may be a need, in some circumstances, to carry out an EIA. Overall however, the impact on the SA Objective is uncertain as it will be dependent on the exact nature of the schemes.

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#### OBJECTIVE 7

Summary

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

Impact is NA.

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#### OBJECTIVE 8

Summary

## Appendix 5 Policy Assessments - Full Reports

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

The policy is considered to have a positive impact against this SA Objective as it aims amongst other things to support public transport use and reduce congestion, which would improve accessibility. Additionally it places sustainable travel modes at the top of the road hierarchy which would also support the enhancement and expansion of the footpath, bridleways and cycleways within Calderdale.

**OBJECTIVE 9** Summary **NA**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Impact is NA.

**OBJECTIVE 10** Summary **Positive**

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

Overall a positive impact is recorded as the policy aims to discourage car use and encourage the use of other forms of transport with lower environmental impacts.

**OBJECTIVE 11** Summary **Uncertain**

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

Overall the impact is uncertain as the actual impact will be dependent on the nature and location of the scheme; however other Local Plan policies would be required to ensure any potential negative impacts are mitigated, alongside, where appropriate, an EIA.

**OBJECTIVE 12** Summary **NA**

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

Impact is NA.

**OBJECTIVE 13** Summary **Uncertain**

### TO ENSURE EFFICIENT USE OF LAND

Overall the impact is uncertain as the actual impact will be dependent on the nature and location of the scheme; however other Local Plan policies would be required to ensure any potential negative impacts are mitigated, alongside, where appropriate, an EIA.

**OBJECTIVE 14** Summary **NA**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Impact is NA.

**OBJECTIVE 15** Summary **Positive**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

The policy aims to ensure proposals are accessible by public transport, which in turn, would help to reduce congestion and in doing so would support the local economy and have a positive impact against the SA Objective.

**OBJECTIVE 16** Summary **Positive**

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

The policy aims to ensure proposals are accessible by public transport and therefore help reduce congestion, which in turn would support economic growth and have a positive impact against the SA Objective.

## OBJECTIVE 17

Summary **Positive**

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

The Objectives set out in the policy would support the viability and vitality of the town centres, and therefore a positive impact is recorded.

### OVERALL SUMMARY

Overall the policy is expected to have a positive impact against nine of the SA Objectives. The policy includes a hierarchy of road users which places pedestrians, people with disabilities and emergency services at the top, which should result in a positive impact on SA2 and improving safety and security for people and property. Achieving an increase in sustainable travel would have a positive impact against SA3 and healthy, vibrant and inclusive communities as the policy places active travel modes (walking and cycling) at the top of the hierarchy of road users. In addition, the policy requires proposals to be located in accessible locations so as to encourage public transport use which would help reduce social exclusion, which also supports SA4 and increased participation in cultural, leisure and recreation activities, and SA5 improving accessibility to essential services, facilities and employment.

Reducing congestion and encouraging public transport use would have a positive impact on SA8 and reducing the effect of traffic on the environment. Additionally it places sustainable travel modes at the top of the road hierarchy which would also support the enhancement and expansion of the footpath, bridleways and cycleways within Calderdale.

With regards to SA10 and reducing pollution levels and CO2 emissions to target levels, there is a positive impact by discouraging car use and encouraging the use of other forms of transport with lower environmental impacts.

The remaining positive impacts are recorded against the economic Objectives. The local economy would benefit from reduced congestion and therefore a positive impact is recorded against SA15 providing good employment opportunities for all; against SA16 achieving business success, sustainable economic growth and continued investment; and for SA17 in enhancing the viability and vitality of the town centres.

The policy also records three uncertain impacts, against SA6 and the built and historic environment; SA11 and the impact on the landscape; and SA13 the efficient use of land, as the actual impact will be dependent on the nature and location of the scheme. However, other Local Plan policies would be required to ensure any potential negative impacts are mitigated, alongside, where appropriate, an EIA.

The policy recorded no other impacts against the other SA Objectives.

### MITIGATION

There are no mitigation issues identified against this policy due to the strategic nature of the policy. However, other Local Plan policies would be required to ensure any potential negative impacts are mitigated alongside, where appropriate an EIA.

# Appendix 5 Policy Assessments - Full Reports

## Sustainability Appraisal Report

LP Policy Ref

Policy Title **Master Planning of Strategic and Larger Sites**

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### Policy Assessment Summary

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

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

The policy is expected to have a positive impact against the SA Objective as it requires master plans to plan for integrated development, providing for a mix of housing that addresses the range of local housing needs.

---

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

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

Impact is NA

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

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

The policy would be expected to support the Objective as it refers to master plans delivering development that encourage community cohesion, create a strong sense of place, and provide accessible open space and green infrastructure.

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

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

Overall the master planning policy is expected to have a positive impact against the Objective as it requires the policy to ensure the appropriate provision of community facilities; accessible open space to meet identified local needs and / or increase accessibility to existing open space; and provide a network of green spaces.

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

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

Overall the policy is expected to support the Objective as it requires strategic sites to ensure appropriate employment provision and community facilities to serve the new development; alongside reducing the need for car use and encouraging sustainable modes of travel; including provision for public transport, cycle routes, footpaths and bridleways.

---

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

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

The policy is expected to have a positive impact against the Objective as master plans of strategic sites are expected to include details of how heritage assets will be conserved and enhanced.

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**OBJECTIVE 7** Summary **Positive**

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

Overall the master plan policy is expected to support the Objective; although parts of strategic sites will be greenfield and therefore development would increase run-off, master plans are required to include appropriate measures to mitigate flood risk and ensure that the development is resilient to the potential impacts of climate

## Appendix 5 Policy Assessments - Full Reports

change. As a result, a positive impact is recorded.

### OBJECTIVE 8

Summary **Uncertain**

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

Although the policy requires master plans to reduce the need for car use and encourage sustainable modes of travel, including provision for public transport, cycle routes and footpaths, new development on such a scale will inevitably increase the numbers of car journeys therefore the impact is uncertain.

### OBJECTIVE 9

Summary **Negative**

#### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Whilst the amended policy does include reference to space for water and associated habitat and biodiversity there remains no specific mention of either protecting or enhancing biodiversity and geodiversity within the Policy. Although other Local Plan Policies seek to protect sites of biodiversity and geodiversity such a reference in the Master Planning Policy would result in it having a more positive impact on this Objective. Therefore a negative impact is recorded for this SA Objective.

### OBJECTIVE 10

Summary **Uncertain**

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

The impact is uncertain - the policy refers to an assessment of the potential for energy efficient design including renewable energy schemes, although whether the policy would actually increase renewable and low carbon energy generation is uncertain.

### OBJECTIVE 11

Summary **Positive**

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

The policy is expected to have a positive impact on this SA Objective as it requires strategic sites to deliver high standards of design that respect the character of the landscape; heritage; adjacent and nearby settlements; and built development; reflecting the urban to rural transition with appropriate boundary treatment as a result.

### OBJECTIVE 12

Summary **Uncertain**

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

Overall the impact is uncertain, although the policy refers to an assessment of the potential for energy efficient design including renewable energy schemes, whether the policy would actually increase renewable and low carbon energy generation is uncertain.

### OBJECTIVE 13

Summary **NA**

#### TO ENSURE EFFICIENT USE OF LAND

Impact is NA

### OBJECTIVE 14

Summary **NA**

#### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Impact is NA

### OBJECTIVE 15

Summary **Positive**

#### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

The master planning policy is expected to have a positive impact against this Objective as it calls for strategic sites to deliver appropriate employment provision, reduce the need for car use, and encourage sustainable

# Appendix 5 Policy Assessments - Full Reports

modes of travel including public transport, walking and cycling.

## OBJECTIVE 16

Summary **Positive**

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

Overall a positive impact is recorded as the master planning policy requires appropriate employment provision. In addition, the development of strategic sites would attract inward investment.

## OBJECTIVE 17

Summary **NA**

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

Impact is NA

#### OVERALL SUMMARY

Overall the master planning policy recorded nine positive impacts against the SA Objectives. The policy is expected to have a positive impact against SA1 and ensuring quality housing is available to everyone as it requires master plans to plan for integrated development, providing for a mix of housing that addresses the range of local housing needs. In terms of SA3 and healthy, vibrant and inclusive communities there is a positive impact as the policy refers to master plans delivering development that encourages community cohesion, creates a strong sense of place, accessible open space, as well as green infrastructure. Concerning SA4 and increased participation in cultural, leisure and recreation activities, a positive impact is recorded as the policy seeks to ensure appropriate provision of community facilities; accessible open space to meet identified local needs and / or increase accessibility to existing open space; and provide a network of green spaces.

With regards to SA5 and accessibility to essential services, facilities and employment, overall the policy is expected to support the Objective as it requires strategic sites to ensure appropriate employment provision; community facilities to serve the new development; alongside reducing the need for car use and encouraging sustainable modes of travel, including provision for public transport, cycle routes, footpaths and bridleways. The policy is expected to have a positive impact against SA6 and a locally distinctive built and historic environment as master plans of strategic sites are expected to include details of how heritage assets will be conserved and enhanced.

Although parts of strategic sites will be greenfield and development would increase run-off, master plans are required to include appropriate measures to mitigate flood risk and ensure that the development is resilient to the potential impacts of Climate Change; therefore it is considered to have a positive impact against SA7 and reducing flood risk.

The policy is expected to have a positive impact on SA11 and the natural, semi-natural, and man-made landscape as it requires strategic sites to deliver high standards of design that respect the character of the landscape; heritage; adjacent and nearby settlements; and built development; reflecting the urban to rural transition with appropriate boundary treatment as a result.

The remaining positive impacts are recorded against the economic Objectives. The master planning policy is expected to have a positive impact against SA15 and providing good employment opportunities for all as it calls for strategic sites to deliver appropriate employment provision alongside reducing the need for car use and encouraging sustainable modes of travel including public transport, walking and cycling. In terms of SA16 and achieving business success, sustainable economic growth, and continued investment there is a positive impact as the master planning policy requires appropriate employment provision. In addition, the development of strategic sites would attract inward investment.

The policy records three uncertain impacts - against SA8 and reducing the effect of traffic on the environment; SA10 and reducing pollution levels and CO2 emissions to target levels; and SA12 in ensuring prudent and efficient use of natural resources and energy. In terms of SA8 it is likely that levels of traffic will increase, no matter what a master planning policy requires, although the effect of this may be tempered by other sustainable modes of

traffic. With regards to SA10 and SA12 the policy refers to an assessment of the potential for energy efficient design including renewable energy schemes, although whether the policy would actually increase renewable and low carbon energy generation is uncertain.

The policy recorded one overall negative impact against SA9 and the protection and enhancement of biodiversity and geodiversity. Whilst the amended policy does include reference to space for water and associated habitat and biodiversity there remains no specific mention of either protecting or enhancing biodiversity and geodiversity within the Policy. Although other Local Plan Policies seek to protect sites of biodiversity and geodiversity such a reference in the Master Planning Policy would result in it having a more positive impact on this Objective.

There are no other impacts recorded.

### **MITIGATION**

In terms of mitigation, the policy should be amended to include specific reference to the protection and enhancement of biodiversity and geodiversity.

## Appendix 5 Policy Assessments - Full Reports

This is a new Policy and included in the Local Plan as Policy IM8 with the Policy on Safeguarding Aerodromes and Technical Sites re-numbered as Policy IM9.

### Sustainability Appraisal Report

LP Policy Ref

Policy Title **Piecemeal Development**

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#### Policy Assessment Summary

**OBJECTIVE 1** Summary

**TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE**

Impact is NA

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**OBJECTIVE 2** Summary

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

Impact is NA

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**OBJECTIVE 3** Summary

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

Impact is NA

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**OBJECTIVE 4** Summary

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

Impact is NA

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**OBJECTIVE 5** Summary

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

Impact is NA

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**OBJECTIVE 6** Summary

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

Impact is NA

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**OBJECTIVE 7** Summary

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

Impact is NA

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**OBJECTIVE 8** Summary

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

Impact is NA

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**OBJECTIVE 9** Summary

**TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY**

Impact is NA

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# Appendix 5 Policy Assessments - Full Reports

**OBJECTIVE 10** Summary **NA**

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

Impact is NA

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**OBJECTIVE 11** Summary **NA**

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

Impact is NA

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**OBJECTIVE 12** Summary **NA**

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

Impact is NA

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**OBJECTIVE 13** Summary **Uncertain**

**TO ENSURE EFFICIENT USE OF LAND**

The impact on this Objective is Uncertain since avoiding piecemeal development may enable previously developed buildings and land to be utilised whereas this could be prejudiced without the Policy.

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**OBJECTIVE 14** Summary **NA**

**TO REDUCE THE AMOUNT OF WASTE PRODUCED**

Impact is NA

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**OBJECTIVE 15** Summary **NA**

**TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL**

Impact is NA

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**OBJECTIVE 16** Summary **NA**

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

Impact is NA

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**OBJECTIVE 17** Summary **NA**

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

Impact is NA

## OVERALL SUMMARY

This Policy is not applicable to the majority of the Objectives. The impact on SA13 (efficient use of land) is Uncertain since avoiding piecemeal development may enable previously developed buildings and land to be utilised whereas this could be prejudiced without the Policy.

## MITIGATION

No mitigation measures are identified for this Policy.

# Appendix 5 Policy Assessments - Full Reports

## Sustainability Appraisal Report

LP Policy Ref

Policy Title **Meeting the needs of Gypsies and Travellers and Travelling Showpeople**

---

### Policy Assessment Summary

#### OBJECTIVE 1

Summary **Positive**

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

The impact is positive as the policy is likely to reduce homelessness and increase the range of housing for all social groups as it will ensure an adequate provision of living space for Gypsies, Travellers and Travelling showpeople.

---

#### OBJECTIVE 2

Summary

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

The impact is NA.

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#### OBJECTIVE 3

Summary **Positive**

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

The impact is positive as the policy stipulates that sites should meet accessibility criteria to schools, community facilities and to health services.

---

#### OBJECTIVE 4

Summary

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

The impact is NA.

---

#### OBJECTIVE 5

Summary **Positive**

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

The impact is positive as the policy is likely to ensure good quality accessibility to essential facilities and services and access to services for those with the greatest need, although there is likely to be a negative impact on the demand for existing services.

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#### OBJECTIVE 6

Summary **Positive**

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

The impact is positive as the policy stipulates that sites will only be considered where a site preserves or enhances a heritage asset, and providing that its setting will not be harmed.

---

#### OBJECTIVE 7

Summary **Positive**

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

The impact is positive as the policy states that sites located within Flood Zone 3 will not be considered, thereby reducing the risk of flooding, and preventing inappropriate development in flood risk areas.

---

#### OBJECTIVE 8

Summary **Negative**

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

## Appendix 5 Policy Assessments - Full Reports

The impact is negative as the policy is unlikely to reduce traffic volumes.

**OBJECTIVE 9** Summary **Uncertain**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

The impact is uncertain, although the policy states that proposals should have only minimal impact upon the environment, it does not make reference to the protection or enhancement of biodiversity or geodiversity.

**OBJECTIVE 10** Summary **NA**

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

The impact is NA.

**OBJECTIVE 11** Summary **Positive**

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

The impact is positive as the policy stipulates that sites will only be considered where they are not located in the Green Belt, and therefore the policy is likely to protect and enhance the Green Belt.

**OBJECTIVE 12** Summary **NA**

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

The impact is NA.

**OBJECTIVE 13** Summary **NA**

### TO ENSURE EFFICIENT USE OF LAND

The impact is NA.

**OBJECTIVE 14** Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

The impact is uncertain as the policy omits any reference to appropriate waste storage areas which could have a positive impact against this Objective.

**OBJECTIVE 15** Summary **Positive**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

The impact is positive as the policy states that where required, sites should offer the opportunity for travellers to live and work on the same site, thereby having a positive impact on employment opportunities.

**OBJECTIVE 16** Summary **NA**

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

The impact is NA.

**OBJECTIVE 17** Summary **NA**

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

Impact is NA

### OVERALL SUMMARY

The policy records seven overall positive impacts against the SA Objectives. The first of these relates to SA1 as the policy is likely to reduce homelessness and increase the range of housing for all social groups as it will ensure

## Appendix 5 Policy Assessments - Full Reports

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an adequate provision of living space for Gypsies, Travellers and Travelling showpeople. A positive impact is also recorded for SA3 because the policy stipulates that sites should meet accessibility criteria to schools, community facilities and to health services.

A further positive impact is recorded in relation to SA5 as the policy is likely to ensure good quality accessibility to essential facilities and services and access to services for those with the greatest need. However, a negative impact is recorded in relation to the demand for existing services. SA6 also records a positive impact as the policy stipulates that sites will only be considered where a site preserves or enhances a heritage asset, and providing that its setting will not be harmed.

A positive impact is recorded for SA7 because the policy states that sites located within Flood Zone 3 will not be considered, thereby reducing the risk of flooding, and preventing inappropriate development in flood risk areas. The impact for SA 11 is positive as the policy stipulates that sites will only be considered where they are not located in the Green Belt, and therefore the policy is likely to protect and enhance the Green Belt. The remaining positive impact relates to SA15 because the policy states that where required, sites should offer the opportunity for travellers to live and work on the same site, thereby having a positive impact on employment opportunities.

The policy recorded two overall uncertain impacts. The first relates to SA9 because although the policy states that proposals should have only minimal impact upon the environment, it does not make reference to the protection or enhancement of biodiversity or geodiversity. The other uncertain impact was against SA14 and reducing the amount of waste produced, as the policy omits any reference to appropriate waste storage areas which could have a positive impact against this Objective.

The policy records one negative impact. This relates to SA8 as the policy is unlikely to reduce traffic volumes.

### MITIGATION

There may be scope to mitigate against the uncertain impacts by making reference to the protection and enhancement of biodiversity and geodiversity, and the provision of appropriate waste storage areas.

# Appendix 5 Policy Assessments - Full Reports

## Sustainability Appraisal Report

LP Policy Ref

Policy Title **Proposals for New or Extended Mineral Sites**

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### Policy Assessment Summary

#### OBJECTIVE 1

Summary

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

The impact is NA.

---

#### OBJECTIVE 2

Summary

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

The impact is NA.

---

#### OBJECTIVE 3

Summary

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

The impact is NA.

---

#### OBJECTIVE 4

Summary

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

The impact is NA.

---

#### OBJECTIVE 5

Summary

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

The impact is NA.

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#### OBJECTIVE 6

Summary

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

The impact is positive as the policy states that proposals for new or extended mineral sites must consider the potential impacts upon the natural and historic environment.

---

#### OBJECTIVE 7

Summary

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

The impact is uncertain, whilst the policy states that consideration should be given to the potential impact of new or extended mineral sites on surface and groundwaters, it does not specifically refer to flood risk and therefore is unlikely to have a positive impact in reducing the potential risk of flooding or in preventing inappropriate development in flood risk areas.

---

#### OBJECTIVE 8

Summary

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

The impact is uncertain, whilst the policy states that consideration should be given to the potential impact of new or extended mineral sites on traffic on the highway network, it is unlikely that the policy would actually reduce traffic volumes, instead it is likely to prevent an increase in, or place a limit on, traffic volumes associated

## Appendix 5 Policy Assessments - Full Reports

with mineral sites.

### OBJECTIVE 9

Summary **NA**

#### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

The impact is NA.

### OBJECTIVE 10

Summary **Uncertain**

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

The impact is uncertain, whilst the policy states that consideration should be given to the potential impact of new or extended mineral sites on air quality, including the effects on AQMAs, there is an uncertain outcome in relation to the protection and improvement of water quality because whilst surface and groundwaters are referenced, the policy does not cover the protection and improvement of water quality.

### OBJECTIVE 11

Summary **NA**

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

The impact is largely NA but the Policy does include a criterion regarding the protection of soil resources including the best and most versatile agricultural land and therefore will have a Positive impact on this element of the Objective.

### OBJECTIVE 12

Summary **NA**

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

The impact is NA.

### OBJECTIVE 13

Summary **NA**

#### TO ENSURE EFFICIENT USE OF LAND

The impact is NA.

### OBJECTIVE 14

Summary **NA**

#### TO REDUCE THE AMOUNT OF WASTE PRODUCED

The impact is NA.

### OBJECTIVE 15

Summary **NA**

#### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

The impact is NA.

### OBJECTIVE 16

Summary **NA**

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

The impact is NA.

### OBJECTIVE 17

Summary **NA**

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

Impact is NA

### OVERALL SUMMARY

The policy recorded one positive impact. This relates to SA6 as the policy states that proposals for new or

## Appendix 5 Policy Assessments - Full Reports

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extended mineral sites must consider the potential impacts upon the natural and historic environment. Therefore, the policy is likely to have a positive impact on it leading to a high quality built environment and public realm, and protecting the setting of heritage assets.

Three uncertain impacts are recorded. The first of these concerns SA7, whilst the policy states that consideration should be given to the potential impact of new or extended mineral sites on surface and groundwaters, it does not refer to flood risk and therefore is unlikely to have a positive impact in reducing the potential risk of flooding or in preventing inappropriate development in flood risk areas. Another uncertain impact relates to SA8, whilst the policy states that consideration should be given to the potential impact of new or extended mineral sites on traffic on the highway network, it is unlikely that the policy would actually reduce traffic volumes, instead it is likely to prevent an increase in, or place a limit on, traffic volumes associated with mineral sites.

The final uncertain impact concerns SA10, whilst the policy states that consideration should be given to the potential impact of new or extended mineral sites on air quality, including the effects on AQMAs, there is an uncertain outcome in relation to the protection and improvement of water quality because whilst surface and groundwaters are referenced, the policy does not cover the protection and improvement of water quality, specifically.

The remaining impacts are NA.

### **MITIGATION**

It may be possible to mitigate against the uncertain impact relating to SA7 by considering that reference is made to the reduction in the risk of flooding.

# Appendix 5 Policy Assessments - Full Reports

## Sustainability Appraisal Report

LP Policy Ref

Policy Title **Proposals for New Waste Management Facilities**

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### Policy Assessment Summary

**OBJECTIVE 1** Summary

**TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE**

The impact is NA.

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**OBJECTIVE 2** Summary

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

The impact is NA.

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**OBJECTIVE 3** Summary

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

The impact is NA.

---

**OBJECTIVE 4** Summary

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

The impact is NA.

---

**OBJECTIVE 5** Summary

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

The impact is positive as the policy promotes a reduction in waste disposed of in landfill, and therefore is likely to reduce the demand on waste management and disposal services.

---

**OBJECTIVE 6** Summary

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

The impact is positive as the policy states that proposals for new waste management facilities are required to achieve a high quality design, and must not negatively impact upon elements which contribute to the significance or setting of heritage assets.

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**OBJECTIVE 7** Summary

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

The impact is NA.

---

**OBJECTIVE 8** Summary

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

The impact is NA.

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**OBJECTIVE 9** Summary

## Appendix 5 Policy Assessments - Full Reports

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

The impact is positive as the policy states that proposals must not give rise to unacceptable impacts on biodiversity or geodiversity, including to sites subject to European, national, and local statutory protection.

#### OBJECTIVE 10

Summary **Positive**

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

The impact is positive as the policy promotes a reduction in landfill waste which is likely to have a positive impact upon the levels of greenhouse gas emissions produced. Additionally, as the policy states that proposals will be required to avoid unacceptable impacts on air and water quality, it is probable that the impact on air and water quality will also be positive.

#### OBJECTIVE 11

Summary **NA**

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

The impact is NA.

#### OBJECTIVE 12

Summary **NA**

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

The impact is NA.

#### OBJECTIVE 13

Summary **Positive**

### TO ENSURE EFFICIENT USE OF LAND

Overall the Policy will have a Positive impact on this SA Objective as it requires new waste facilities to be located on previously developed land, sites identified for employment purposes and redundant agricultural and forestry buildings and their curtilages.

#### OBJECTIVE 14

Summary **Positive**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

The impact is positive as it is probable that the policy will have a positive impact in reducing the consumption of materials and resources, and in reducing waste through recycling.

#### OBJECTIVE 15

Summary **NA**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

The impact is NA.

#### OBJECTIVE 16

Summary **NA**

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

The impact is NA.

#### OBJECTIVE 17

Summary **NA**

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

Impact is NA

### OVERALL SUMMARY

The policy recorded five overall positive impacts. The first of these concerns SA5, to improve accessibility to essential services, facilities and employment, because the policy promotes a reduction in waste disposed of in

## Appendix 5 Policy Assessments - Full Reports

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landfill, and therefore is likely to reduce the demand on waste management and disposal services. The impact against SA6 and a locally distinctive built and historic environment is positive as the policy states that proposals for new waste management facilities are required to achieve a high quality design, and must not negatively impact upon elements which contribute to the significance or setting of heritage assets.

SA9, to protect and enhance biodiversity and geodiversity records a positive impact as the policy states that proposals must not give rise to unacceptable impacts on biodiversity or geodiversity, including to sites subject to European, national, and local statutory protection. SA10, which aims to reduce pollution levels and CO2 emissions to target levels, also records a positive impact as the policy promotes a reduction in landfill waste which is likely to have a positive impact upon the levels of greenhouse gas emissions produced. Additionally, as the policy states that proposals will be required to avoid unacceptable impacts on air and water quality, it is probable that the impact on air and water quality will also be positive.

The remaining positive impact relates to SA14, which aims to reduce the amount of waste produced as it is probable that the policy will have a positive impact in reducing the consumption of materials and resources, and in reducing waste through recycling.

The policy recorded no negative impacts and no uncertain impacts. The remaining impacts are NA.

### **MITIGATION**

There were no mitigation issues identified against the policy.

## Appendix 6 Site Assessments - Full Reports

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- 6.1** The SA of the Local Plan Initial Draft 2017 provided a full and detailed assessment of sites under consideration at that time. This Sustainability Appraisal does not repeat that work, rather it focuses on sites that have not been subject to Sustainability Appraisal and reports on those.

### Employment Sites

- 6.2** This Section only reports on employment sites that have been considered after the last Sustainability Appraisal report was issued in 2017.

# Appendix 6 Site Assessments - Full Reports

## Halifax

### LP0805 Holmfield Railway Line, Holdsworth Road, Holmfield

#### Sustainability Appraisal Report

LP Site Ref	<input type="text" value="LP0805"/>	Site Area	<input type="text" value="1.36"/>	Eastings	<input type="text" value="408671"/>
				Northings	<input type="text" value="429129"/>
Property Name/Number	<input type="text" value="Holmfield railway line"/>				
Road/Street Name	<input type="text" value="Holdsworth Road"/>				
Locality	<input type="text" value="Holmfield"/>				
Town	<input type="text" value="Halifax"/>				
Postcode	<input type="text"/>				
Draft Plan Proposed Use	<input type="text" value="New Employment Site"/>				
Settlement_Hierarchy	<input type="text" value="2186"/>				
Local_Plan_Area	<input type="text" value="0"/>				
Ward	<input type="text" value="Illingworth and Mixenden Ward"/>				

#### Site Assessment Summary

##### OBJECTIVE 1

Summary

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

NA as the site is proposed for employment.

##### OBJECTIVE 2

Summary

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

The impact is Uncertain as the site is brownfield and in use as storage.

##### OBJECTIVE 3

Summary

##### 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

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

Although the site meets the required Access to Natural Greenspace Standards and scores positively in terms of access to cultural, leisure and recreation facilities, the overall impact is largely uncertain.

##### OBJECTIVE 5

Summary

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

Overall this site scores negatively against this Objective as it has poor public transport accessibility. Access to services and facilities are not applicable to this site given its potential employment use.

# Appendix 6 Site Assessments - Full Reports

## 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.

## 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 Strines Beck the site is previously developed, therefore development would not impact on the potential to create washland in the future.

## OBJECTIVE 8

Summary **Negative**

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

Overall the site scores negatively against this Objective. Development is unlikely to reduce traffic levels, and is not in close proximity to a high frequency bus service or railway station.

## OBJECTIVE 9

Summary **Uncertain**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

The overall impact against this Objective is uncertain. The site is at such a distance from the SPA/SAC and SSSI, Local Wildlife Site that development is unlikely to cause adverse impacts on these assets. However, it is adjacent to the Wildlife Habitat Network and it lies 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 **Uncertain**

### TO ENSURE EFFICIENT USE OF LAND

Overall the impact on this SA Objective is Uncertain as whilst development would lead to the re-use of a brownfield site enabling the remediation of contaminated land this land is believed to be in use and its development would therefore not bring an area of disused land back into use.

# Appendix 6 Site Assessments - Full Reports

## 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

Overall the impact is positive, as the site is within the existing urban area. As it is proposed for employment it would be expected to reduce commuting out of the District to a limited extent. In addition there is the potential for the site to offer employment opportunities to disadvantaged groups 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 10th is the least deprived).

## 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 the site is not within an existing town centre and is not located within a positive journey time of a town centre.

### OVERALL SUMMARY

Overall the allocation of this site will have a Positive impact on five of the Sustainability Appraisal Objectives and a Negative impact on two Objectives with the impact on the remaining Objectives Uncertain.

The allocation records a Positive impact against SA Objective 3 of creating and retaining healthy, vibrant and inclusive communities. Being a brownfield site in Flood Zone 1 results in a Positive impact on SA Objective 7 of reducing the risk of flooding and resulting detrimental effects on people and property. Its urban location also results in an overall Positive impact on SA Objective 11 of protecting and enhancing the natural, semi natural and man made landscapes. As this is an employment allocation there is a Positive impact on SA Objective 15 of providing good employment opportunities for all and SA Objective 16 of achieving business success, sustainable economic growth and continued investment.

The allocation has a Negative impact on SA Objective 5 of improving accessibility to essential services, facilities and employment due to its poor public transport accessibility. This factor is also likely to increase traffic volumes resulting a Negative impact on SA Objective 8 of reducing the effect of traffic on the environment.

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 9 the allocation is at such a distance from officially protected wildlife site that development is unlikely to cause adverse impacts on these. However, it is adjacent to the Wildlife Habitat Network and it lies within an area where priority habitats are at a medium vulnerability to climate change. With SA Objective 10 the impact 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.

### MITIGATION

An overall Negative impact has been recorded against Objective SA5 (to improve accessibility to essential services, facilities and employment) and SA8 (to reduce the effect of traffic on the environment) as well as 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 and clarifying 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 nature of the site. Development of the allocation will potentially provide an opportunity to increase bus services in the vicinity of the site helping to reduce traffic levels.

# Appendix 6 Site Assessments - Full Reports

## LP1218 Land south of Holmfield Industrial Estate, Halifax

### Sustainability Appraisal Report

LP Site Ref	<b>LP1218</b>	Site Area	<b>0.49</b>	Eastings	<b>408496</b>
				Northings	<b>428845</b>
Property Name/Number	<b>Land to South east of</b>				
Road/Street Name	<b>Holmfield Industrial Estate</b>				
Locality	<b>Holmfield</b>				
Town	<b>Halifax</b>				
Postcode					
Draft Plan Proposed Use	<b>New Employment Site</b>				
Settlement_Hierarchy					
Local_Plan_Area					
Ward	<b>Illingworth and Mixenden Ward</b>				

### Site Assessment Summary

#### OBJECTIVE 1

Summary **NA**

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

NA as the site is proposed for employment use.

#### 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 impact on this SA Objective is positive as the site is within 15 minute public journey time to a Town Centre and a GP surgery, within 600m of an Open Space and further than 400m from a Hot Food Takeaway.

#### OBJECTIVE 4

Summary **Positive**

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

Overall a positive impact is recorded against this SA objective. The site meets the required Access to Natural Greenspace Standards and is adjacent to a Green Infrastructure Network. 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

Although this site is accessible to a range of services and facilities, it is proposed for employment use, and access to public transport is mixed - the site is close to a frequent bus service, but is further than 2km to a railway station.

# Appendix 6 Site Assessments - Full Reports

<b>OBJECTIVE 6</b> <b>TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT</b> Overall the impact on this SA Objective is uncertain and any impact will be dependent on the design and layout of any future development.	Summary <b>Uncertain</b>
<b>OBJECTIVE 7</b> <b>TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY</b> The overall impact is uncertain as the site is brownfield and is partly in Flood Zone 2, 3 and 3ai and adjacent Strines Beck. As the site is previously developed it is unlikely to impact on the potential to create washland in the future.	Summary <b>Uncertain</b>
<b>OBJECTIVE 8</b> <b>TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT</b> 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.	Summary <b>Uncertain</b>
<b>OBJECTIVE 9</b> <b>TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY</b> The overall impact against this Objective is uncertain. The site is within 7km of the SPA/SAC, within 800m of a Local Wildlife Site and lies within an area where priority habitats are at a medium vulnerability to climate change.	Summary <b>Uncertain</b>
<b>OBJECTIVE 10</b> <b>TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS</b> 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.	Summary <b>Uncertain</b>
<b>OBJECTIVE 11</b> <b>TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE</b> 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.	Summary <b>Positive</b>
<b>OBJECTIVE 12</b> <b>TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY</b> 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.	Summary <b>Uncertain</b>
<b>OBJECTIVE 13</b> <b>TO ENSURE EFFICIENT USE OF LAND</b> 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 into use.	Summary <b>Positive</b>
<b>OBJECTIVE 14</b>	Summary <b>Uncertain</b>

# Appendix 6 Site Assessments - Full Reports

## 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 site is within a Lower Super Output Area (LSOA) ranked in the 6th 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 average unemployment. In addition, the site is proposed for employment use and within the urban area, therefore it is considered to have a positive impact on the SA Objective.

### 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 the site is not within an existing town centre and is not located within a positive journey time of a town centre.

## OVERALL SUMMARY

Overall the site records a positive impact against seven of the SA objectives. The site is proposed for employment use therefore there are positive impacts against both SA3 and SA5 regarding the creation of healthy and vibrant and inclusive communities, and improving access to essential services, facilities and employment. Further, development of the site has the potential to encourage increased participation in cultural, leisure and recreation activities and is not expected to have a detrimental impact on natural, semi-natural or man made landscapes. With regard to ensuring the efficient use of land, the overall impact is also positive as development would lead to the re-use of a brownfield site enabling the remediation of contaminated land.

The site does not record negative overall outcomes against any of the various SA objectives.

The vast majority of outcomes record uncertain outcomes. 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. For example, the overall impact on SA Objective 6 will be dependent on the design and layout of future development. Similarly, the impact SA Objective 10 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.

## 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 and clarifying 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 nature of the site. Development of the allocation will potentially provide an opportunity to increase bus services in the vicinity of the site helping to reduce traffic levels.

# Appendix 6 Site Assessments - Full Reports

## Mytholmroyd

### LP1622 Top Land, Cragg Vale

#### Sustainability Appraisal Report

LP Site Ref	<b>LP1622</b>	Site Area	<b>8.38</b>	Eastings	<b>401046</b>
Property Name/Number	<b>Top Land</b>	Northings	<b>425472</b>		
Road/Street Name					
Locality	<b>Cragg Vale</b>				
Town	<b>Hebden Bridge</b>				
Postcode	<b>HX7 5RW</b>				
Draft Plan Proposed Use	<b>New Employment Site</b>				
Settlement_Hierarchy					
Local_Plan_Area					
Ward	<b>Luddendenfoot Ward</b>				

#### Site Assessment Summary

<p><b>OBJECTIVE 1</b></p> <p><b>TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE</b></p> <p>NA as the site is proposed for employment.</p>	<p>Summary <b>NA</b></p>
<p><b>OBJECTIVE 2</b></p> <p><b>TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY</b></p> <p>An uncertain impact has been recorded against this objective as the site is part in use and part greenfield</p>	<p>Summary <b>Uncertain</b></p>
<p><b>OBJECTIVE 3</b></p> <p><b>TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES</b></p> <p>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.</p>	<p>Summary <b>Positive</b></p>
<p><b>OBJECTIVE 4</b></p> <p><b>TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES</b></p> <p>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.</p>	<p>Summary <b>Positive</b></p>
<p><b>OBJECTIVE 5</b></p> <p><b>TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT</b></p> <p>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.</p>	<p>Summary <b>Positive</b></p>

## Appendix 6 Site Assessments - Full Reports

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### 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.

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### 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.

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### 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.

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### 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.

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### 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.

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### 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.

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### 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

## Appendix 6 Site Assessments - Full Reports

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.

# Appendix 6 Site Assessments - Full Reports

## Ripponden

### LP1640 Zodian House, Station Road, Sowerby Bridge

#### Sustainability Appraisal Report

LP Site Ref	<b>LP1640</b>	Site Area	<b>1.32</b>	Eastings	<b>406220</b>
Property Name/Number	<b>Zodian House</b>	Northings	<b>423419</b>		
Road/Street Name	<b>Station Road</b>				
Locality					
Town	<b>Sowerby Bridge</b>				
Postcode	<b>HX6 3AF</b>				
Draft Plan Proposed Use	<b>New Employment Site</b>				
Settlement_Hierarchy					
Local_Plan_Area					
Ward	<b>Sowerby Bridge Ward</b>				

#### Site Assessment Summary

##### OBJECTIVE 1

Summary **NA**

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

NA as the site is proposed for employment.

##### OBJECTIVE 2

Summary **Uncertain**

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

An uncertain impact has been recorded against this objective as the site is brownfield land in use.

##### 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. The impact on this SA Objective is positive as the site is within 15 minute public journey time to a Town Centre and a GP surgery and within 600m of an Open Space.

##### OBJECTIVE 4

Summary **Positive**

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

Overall a positive outcome is recorded. The site scores positively with regard to Green Infrastructure, Access to Natural Greenspace Standards and in terms of access to cultural, leisure and recreation facilities.

##### OBJECTIVE 5

Summary **Uncertain**

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

The site scores Uncertain against this Objective. Although the site is very close to Sowerby Bridge town centre, its proposed use is employment, therefore impacts on the demand for services and how it could impact on access to services for those with greatest needs are uncertain.

# Appendix 6 Site Assessments - Full Reports

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**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 proposed development.

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**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 Holmes Road Drain the site is previously developed.

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**OBJECTIVE 8** Summary **Uncertain**

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

Overall the site scores Uncertain against this criteria. Development is unlikely to lead to a reduction in traffic levels, but the site has good access to a railway station.

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**OBJECTIVE 9** Summary **Uncertain**

**TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY**

The site scores Uncertain against this Objective. The site lies within 400m of a Local Wildlife Site and 7km of the SPA/SAC. It is outside the Wildlife Habitat Network and not in close proximity to the SSSI. It is within an area where priority habitats are at a medium vulnerability to climate change.

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**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 which will assist in reducing greenhouse gas emissions.

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**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.

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**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.

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**OBJECTIVE 13** Summary **Uncertain**

**TO ENSURE EFFICIENT USE OF LAND**

On balance the impact on this SA Objective is uncertain as it is not known whether development will re-use the existing buildings or involve re-development of the whole site. The fact that this represents re-use of a brownfield site as well as providing the opportunity to carry out remediation of the large parts of the site that are contaminated is a positive impact on these elements of the Objective.

## Appendix 6 Site Assessments - Full Reports

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### 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.

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### 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 the urban area. Development of the site will likely to help 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.

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### 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 six 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.

Although the site is allocated for employment use, the accessibility and location of an employment facility remains important in relation to SA Objective 3 and the creation and retention of healthy, vibrant and inclusive communities. The impact on this SA Objective is positive as the site is within 15 minute public journey time to a Town Centre and a GP surgery and within 600m of an Open Space.

In relation to SA Objective 4 and the encouragement of increased participation in cultural, leisure and recreational facilities the overall impact is Positive as the allocation records Positive impacts with regard to Green Infrastructure, Access to Natural Greenspace Standards and in terms of access to cultural, leisure and recreation facilities.

An overall Positive impact is recorded against SA Objective 7 and the need to reduce the risk of flooding and resulting detrimental effects on people and property as the allocation is brownfield within Flood Zone 1 and although the site is adjacent to Holmes Road Drain the site is previously developed.

Overall the impact on SA Objective 11 of protecting and enhancing the natural, semi-natural and man made landscape is positive as the site is not predicted to have a significant impact on 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.

As the site is allocated for employment use it records a Positive impact against SA Objective 15 of providing good employment opportunities for all. It is within the urban area and its development will help reduce commuting out of the district. Being allocated for employment use the allocation also records a Positive impact against SA

Objective 16 of achieving business success, sustainable economic growth and continued investment. 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.

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 Objective 6 any impact will be dependent on the design and layout of proposed development. In relation to SA Objective 8 development is unlikely to lead to reduced levels of traffic but the allocation has good access to a railway station. In the case of SA Objective 10 impact 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 which will assist in reducing greenhouse gas emissions.

### **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 and clarifying many of those elements where the impact is Uncertain. Inevitably there is less opportunity to mitigate the impact on some elements due its location adjacent Sowerby Bridge Town Centre and the presence of hot food takeaways.

# Appendix 6 Site Assessments - Full Reports

## Mixed Use Sites

6.3 This Section only reports on mixed use sites that have been considered after the last Sustainability Appraisal report was issued in 2017.

## Brighouse

### LP0771 Firth's Carpets, 432 Bradford Road, Bailiff Bridge

#### 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	Brighouse				
Postcode					
Draft Plan Proposed Use	Mixed Use Site				
Settlement_Hierarchy	2153				
Local_Plan_Area	0				
Ward	Hipperholme and Lightcliffe Ward				

#### Site Assessment Summary

<b>OBJECTIVE 1</b> <b>TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE</b> The site is proposed for mixed use and therefore the impact is uncertain.	Summary	Uncertain
<b>OBJECTIVE 2</b> <b>TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY</b> A positive impact has been recorded against this Objective as the site is a derelict brownfield site	Summary	Positive
<b>OBJECTIVE 3</b> <b>TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES</b> 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.	Summary	Positive
<b>OBJECTIVE 4</b> <b>TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES</b> 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.	Summary	Positive
<b>OBJECTIVE 5</b> <b>TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT</b> Overall this site scores positively against this Objective. As the site is proposed for mixed use the impact on the demand for services and facilities is unclear.	Summary	Positive

# Appendix 6 Site Assessments - Full Reports

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## 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.

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## 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.

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## 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.

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## 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.

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## 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.

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## 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.

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## 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.

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## 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.

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## OBJECTIVE 14 Summary **Uncertain**

# Appendix 6 Site Assessments - Full Reports

## 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 mixed use and within the urban area, therefore it is considered to have an uncertain impact on the SA Objective.

### 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 mixed use; therefore it has the potential to 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 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 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. Being a mixed use allocation a Positive impact is recorded against Objective 16 of achieving business success, sustainable economic growth and continued investment.

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.

## MITIGATION

## Appendix 6 Site Assessments - Full Reports

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.

## Elland

### LP1123 Kinnaird Close, Elland

#### Sustainability Appraisal Report

LP Site Ref	<input type="text" value="LP1123"/>	Site Area	<input type="text" value="0.63"/>	Eastings	<input type="text" value="410900"/>
Property Name/Number	<input type="text"/>	Northings	<input type="text" value="421928"/>		
Road/Street Name	<input type="text" value="Kinnaird Close"/>				
Locality	<input type="text"/>				
Town	<input type="text" value="Elland"/>				
Postcode	<input type="text"/>				
Draft Plan Proposed Use	<input type="text" value="Mixed Use Site"/>				
Settlement_Hierarchy	<input type="text" value="2502"/>				
Local_Plan_Area	<input type="text" value="0"/>				
Ward	<input type="text" value="Elland Ward"/>				

#### Site Assessment Summary

##### OBJECTIVE 1

Summary **Uncertain**

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

The site is proposed for a mixed use and therefore the impact is uncertain.

##### 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 brownfield land partly in use and partly greenfield vacant.

##### OBJECTIVE 3

Summary **Positive**

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

The impact on this SA Objective is positive as the site is within 15 minute public journey time to a Town Centre and a GP surgery, within 600m of an Open Space and further than 400m from a Hot Food Takeaway.

##### OBJECTIVE 4

Summary **Positive**

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

A positive impact is recorded for this SA objective as the site meets the required Access to Greenspace Standards, is adjacent to an area of designated Open Space and is within a Green Infrastructure Network.

##### OBJECTIVE 5

Summary **Positive**

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

Overall this site scores positively against this Objective. However, as the site is proposed for mixed use, it is unclear of the impact on demand for services and facilities, and impact on access for services and facilities for those with the greatest need.

**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.

**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 located in Flood Zone 2 and 3 and part greenfield located within Flood Zone 1. The site is adjacent to Hebble Navigation and therefore records an uncertain impact in relation to the potential to create washland in the future as part is greenfield and part brownfield.

**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 this site scores positively against this Objective. However, the site lies within 400m of a Local Wildlife Site.

**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. Whether or not there is a reduction in greenhouse gas emissions will be dependent on how the site is developed and particularly the extent to which the existing greenfield area is reduced.

**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 **Uncertain**

**TO ENSURE EFFICIENT USE OF LAND**

Overall the impact on this SA Objective is uncertain. This a mixed brownfield/greenfield site although the majority is brownfield. It is not known to what extent the existing buildings may be re-used whilst there is the

# Appendix 6 Site Assessments - Full Reports

potential to remediate those parts of the site recorded as contaminated.

## OBJECTIVE 14

Summary **NA**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

## OBJECTIVE 15

Summary **Positive**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

The site is within a Lower Super Output Area (LSOA) ranked in the 4th 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 above average unemployment. In addition, the site is proposed for mixed use and within the urban area, therefore it is considered to have a positive impact on the SA Objective.

## 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 mixed use development; therefore it has the potential to 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 an existing town centre it is located within a positive journey time of a town centre.

### OVERALL SUMMARY

Overall the site records a positive impact against six of the SA objectives. The site is proposed for mixed use therefore there are positive impacts against both SA3 and SA5 regarding the creation of healthy and vibrant and inclusive communities, and improving access to essential services, facilities and employment. Further, development of the site is not predicted to have a significant impact on biodiversity or geodiversity and scores positively in terms of the provision of good employment opportunities for all.

The site does not record negative overall outcomes against any of the various SA objectives.

The vast majority of outcomes record uncertain outcomes. 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. For example, the overall impact on SA Objective 6 will be dependent on the design and layout of future development. Similarly, the impact SA Objective 10 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. The site may also ultimately record positive results in terms of the efficient use of land (SA Objective 13) depending entirely on the extent to which any buildings on site are to be retained.

### 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 the Policy requirements in the Local Plan. 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. Impacts on some on-site elements should be mitigated by measures such as the provision of SuDs and green and blue infrastructure.

## Halifax

### LP0749 Stoney Royd Mill, Albion Mills, Bailey Hall Road, Halifax

#### Sustainability Appraisal Report

LP Site Ref	<b>LP0749</b>	Site Area	<b>0.58</b>	Eastings	<b>409863</b>
Property Name/Number	<b>Stoney Royd Mill Albion Mills</b>		Northings	<b>424998</b>	
Road/Street Name	<b>Bailey Hall Road</b>				
Locality					
Town	<b>Halifax</b>				
Postcode					
Draft Plan Proposed Use	<b>Mixed Use Site</b>				
Settlement_Hierarchy	<b>2131</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Town Ward</b>				

#### Site Assessment Summary

##### OBJECTIVE 1

Summary **Uncertain**

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

The site is proposed for mixed use and therefore the impact is uncertain.

##### 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 brownfield land partly in use and partly greenfield vacant.

##### OBJECTIVE 3

Summary **Uncertain**

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

Overall the impact is uncertain, as although the site is adjacent to Halifax a town centre and within 600m of an open space, it is within 400m of a Hot Food Takeaway and further than a 15 minute public journey to a GP surgery.

##### OBJECTIVE 4

Summary **Positive**

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

Overall a positive impact is recorded as the site is adjacent to designated Open Space, within a Green Infrastructure Network and is within an area that meets the 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, the site scores positively against this Objective as it lies within a very accessible location. However, as it

## Appendix 6 Site Assessments - Full Reports

is proposed for a mixed use development, it is not certain of the impact on the demand for services and facilities.

### 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 and how it affects the Halifax Town Centre Conservation Area and listed buildings both on and in the vicinity of the 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 the site is brownfield and is partly in Flood Zone 2 and 3ai and adjacent Hebble Brook. As the site is previously developed it is unlikely to 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 and railway station.

### OBJECTIVE 9

Summary **Uncertain**

#### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

The overall impact against this Objective is uncertain. The site is at such a distance from the SPA/SAC and SSSI that development is unlikely to cause adverse impacts on these assets. However, it is in close proximity to a Local Wildlife Site and the Wildlife Habitat Network is within and adjacent to the site. The site also lies 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 which will assist in reducing greenhouse gas emissions.

### 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 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 **Positive**

## TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

The site is within a Lower Super Output Area (LSOA) ranked in the 4th 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 above average unemployment. In addition, the site is proposed for mixed use and within Halifax town centre, therefore it is considered to have a positive impact on the SA Objective.

### 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 mixed use; therefore it has the potential to 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 an existing town centre it is located within a positive journey time of a town centre.

## OVERALL SUMMARY

Overall the site records a positive impact against five of the SA objectives. The site is proposed for a Mixed Use site which depending on the final mix of use would potentially have a positive impact on providing good employment opportunities for all (SA15). SA Objective 4 and 5 encouraging increased participation in cultural, leisure and recreational activities and improving accessibility to essential services, facilities and employment record a positive impact. As the site does not impact on priority habitats and ensures the efficient use of land, these also record positively.

The remaining 12 objectives record as uncertain largely due to there being insufficient information to make a definitive judgement without the benefit of a detailed development scheme. For example, the impact on SA Objective 1 cannot be assessed without knowing definitively if housing will form part of the final development mix. Similarly, the overall impact on SA Objective 6 will be dependent on the design and layout of future development as well as SA10 and 12 being dependent on the scheme and building materials.

## 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 and clarifying 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 and its location adjacent Halifax Town Centre.

# Appendix 6 Site Assessments - Full Reports

## LP1632 Horton Street, Halifax

### Sustainability Appraisal Report

LP Site Ref	<input type="text" value="LP1632"/>	Site Area	<input type="text" value="1.56"/>	Eastings	<input type="text" value="409539"/>
Property Name/Number	<input type="text" value="Land at"/>	Northings	<input type="text" value="424893"/>		
Road/Street Name	<input type="text" value="Horton Street/New Road"/>				
Locality	<input type="text"/>				
Town	<input type="text" value="Halifax"/>				
Postcode	<input type="text"/>				
Draft Plan Proposed Use	<input type="text" value="Mixed Use Site"/>				
Settlement_Hierarchy	<input type="text"/>				
Local_Plan_Area	<input type="text"/>				
Ward	<input type="text" value="0"/>				

### Site Assessment Summary

#### OBJECTIVE 1

Summary **Uncertain**

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

The site is proposed for mixed use and therefore the impact is uncertain.

#### OBJECTIVE 2

Summary **Positive**

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

The site is within Halifax Town Centre and consists of a number of retail units (both vacant and occupied), a car park and derelict land. Therefore, new development would have a positive impact on this SA objective.

#### OBJECTIVE 3

Summary **Positive**

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

Overall the impact is positive as the site is within Halifax Town Centre and is therefore accessible to a range of services and facilities. It is within 600m of a Public Open Space and meets the access criteria for GP Surgeries, however the site is within 400m of a Hot Food Takeaway.

#### OBJECTIVE 4

Summary **Uncertain**

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

Overall an uncertain impact is recorded against this objective. While the site meets the Access to Natural Greenspace Standards requirements and scores positively in terms of access to cultural, leisure and recreation facilities, the remaining questions record uncertain results.

#### OBJECTIVE 5

Summary **Positive**

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

The site lies in the town centre so scores positively against this Objective.

<p><b>OBJECTIVE 6</b></p> <p><b>TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT</b></p> <p>Overall the impact on this SA Objective is uncertain and any impact will be dependent on the design and layout of future development but by incorporating the retention and restoration of the Listed Buildings located within the site there is the potential for a positive impact on both these heritage assets and the Halifax Town Centre Conservation Area within which the site lies.</p>	Summary <b>Uncertain</b>
<p><b>OBJECTIVE 7</b></p> <p><b>TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY</b></p> <p>The impact is positive as the site is a brownfield site within Flood Zone 1 and not adjacent to any watercourses.</p>	Summary <b>Positive</b>
<p><b>OBJECTIVE 8</b></p> <p><b>TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT</b></p> <p>The overall score for this site is Uncertain, as development is likely to give rise to increased traffic, but the site has good access to both a high frequency bus route and railway station.</p>	Summary <b>Uncertain</b>
<p><b>OBJECTIVE 9</b></p> <p><b>TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY</b></p> <p>The site scores Uncertain against this Objective as although it is not in close proximity other assets, it is within 7km of the SPA/SAC.</p>	Summary <b>Uncertain</b>
<p><b>OBJECTIVE 10</b></p> <p><b>TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS</b></p> <p>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.</p>	Summary <b>Uncertain</b>
<p><b>OBJECTIVE 11</b></p> <p><b>TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE</b></p> <p>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.</p>	Summary <b>Positive</b>
<p><b>OBJECTIVE 12</b></p> <p><b>TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY</b></p> <p>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.</p>	Summary <b>Uncertain</b>
<p><b>OBJECTIVE 13</b></p> <p><b>TO ENSURE EFFICIENT USE OF LAND</b></p> <p>Overall the impact on this SA Objective is positive as the proposed mixed use development would lead to the re-use of a brownfield site enabling the removal of contamination with the potential to bring a number of disused buildings back into use.</p>	Summary <b>Positive</b>
<p><b>OBJECTIVE 14</b></p>	Summary <b>Uncertain</b>

# Appendix 6 Site Assessments - Full Reports

## 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 the Halifax town centre. The site is ranked as 1 in the IMD, and is therefore likely to offer employment opportunities to disadvantaged groups. Development of the site will likely to help 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 mixed use development; therefore it has the potential to 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 **Positive**

## ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRES

Overall the impact on the SA Objective is positive as the site is proposed for mixed use within Halifax town centre.

### OVERALL SUMMARY

Overall the allocation of this site will have a Positive impact on just over 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.

This mixed use allocation would have a positive impact on SA Objective 2 of improving safety and security for people and property as it consists of a number of retail units (both vacant and occupied), a car park and derelict land within Halifax Town Centre.

Overall the impact On SA Objective 3 is positive as the allocation lies within Halifax Town Centre and is therefore accessible to a range of services and facilities. It is within 600m of a Public Open Space and meets the access criteria for GP Surgeries, however the site is within 400m of a Hot Food Takeaway.

Being within Halifax town centre the impact of the allocation on SA Objective 5 of improving accessibility to services, facilities and employment is positive.

The overall impact on SA Objective 7 of reducing the risk of flooding and resulting detrimental effects on people and property is positive given that the allocation is brownfield lying within Flood Zone 1 and not adjacent any watercourses.

Overall the impact on SA Objective 11 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.

Given that this mixed use allocation would lead to the re-use of a brownfield site enabling the removal of contamination with the potential to bring a number of disused buildings back into use it records an overall Positive impact on SA Objective 13 of ensuring the efficient use of land.

An overall Positive impact is recorded against SA Objective 16 as the mixed use allocation has the potential to

improve the resilience of businesses and the economy whilst new development would be expected to make a positive contribution to the carbon and energy efficiency of businesses and the economy. Being within Halifax Town Centre the impact on SA Objective 17 of enhancing the viability and vitality of town centres is Positive.

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. For example, the impact on SA Objective 1 cannot be assessed without knowing definitively if housing will form part of the final development mix. Similarly, the overall impact on SA Objective 6 is will be dependent on the design and layout of future development but by incorporating the retention and restoration of the Listed Buildings located within the site there is the potential for a positive impact on both these heritage assets and the Halifax Town Centre Conservation Area within which the site lies. For SA Objective 8 development is likely to give rise to increased traffic but the site has good access to both a high frequency bus route and railway station. The impact SA Objective 10 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.

### **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 including the mix of uses and 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 town centre location of the site.

# Appendix 6 Site Assessments - Full Reports

## Housing Sites

### Brighouse

#### Housing Sites in Brighouse that have not previously been subject to Sustainability Appraisal

### LP0548 Land at Junction of Granny Hall Lane & Blackburn Road

#### Sustainability Appraisal Report

LP Site Ref	LP0548	Site Area	0.54	Eastings	414022
Property Name/Number	Land at junction of	Northings	423781		
Road/Street Name	Granny Hall La. & Blackburn Rd				
Locality					
Town	Brighouse				
Postcode					
Draft Plan Proposed Use	New Housing Site				
Settlement_Hierarchy	1930				
Local_Plan_Area	0				
Ward	Brighouse Ward				

#### Site Assessment Summary

##### OBJECTIVE 1

Summary **Positive**

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

Overall a positive impact is recorded as the site is proposed for residential which would support this Objective.

##### OBJECTIVE 2

Summary **Uncertain**

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

An uncertain impact is recorded against this Objective as the site is vacant and greenfield

##### 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, and the site is further than 400m of a Hot Food Takeaway.

##### OBJECTIVE 4

Summary **Uncertain**

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

Overall an uncertain impact is recorded as the site is currently designated Open Space therefore negative impacts are recorded against several criteria. The site does however meet the required standards of Access to Natural Greenspace and 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 the site scores positively against this criteria, although as the site is proposed for residential use, it could increase the demand for services and facilities.

# Appendix 6 Site Assessments - Full Reports

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**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.

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**OBJECTIVE 7** Summary **Positive**

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

The site is located within Flood Zone 1, the site is greenfield and therefore development has the potential to increase surface water run-off. The site is not adjacent to any water course so would not impact on the potential to create washland in the future.

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**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.

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**OBJECTIVE 9** Summary **Positive**

**TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY**

Overall the site scores positively against this Objective. The site is at such a distance from the SPA/SAC and SSSI and Wildlife Habitat Network, that development is unlikely to cause adverse impacts on these assets. However, it is within 800m of a Local Wildlife Site and is within an area where priority habitats are at a medium vulnerability to climate change.

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**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.

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**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.

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**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.

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**OBJECTIVE 13** Summary **Uncertain**

**TO ENSURE EFFICIENT USE OF LAND**

On balance the impact on this SA Objective is uncertain. It is not known whether development will actually increase densities nor the contribution its development can make to reducing the amount of degraded land (site recorded as containing contamination). The fact this is a greenfield site means that it has a negative impact on

# Appendix 6 Site Assessments - Full Reports

those elements of the Objective concerned with the re-use of brownfield land/ bringing 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

Overall impact is uncertain as the site is proposed for residential development; although the site is ranked in the 8th decile of the Index of Multiple Deprivation (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

The site is proposed for residential use.

## 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 five 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.

Being a residential allocation a Positive impact is recorded against SA Objective 1 of ensuring quality housing is available to everyone. Overall the allocation also records a Positive impact against SA Objective 3 of creating and retaining healthy, vibrant and inclusive communities. An overall Positive impact is recorded against SA Objective 5 of improving accessibility to essential services, facilities and employment although as this is a residential allocation it could also increase demand for services and facilities. Against SA Objective 7 of reducing the risk of flooding and resulting detrimental effects on people and property the overall impact is Positive whilst this is also the case with SA Objective 9 of protecting and enhancing biodiversity and geodiversity. Having no significant impact on priority habitats a Positive impact is recorded against SA Objective 11 of protecting and enhancing the natural semi natural and man made landscape.

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 development will be dependent on the design and layout of any future development scheme. Whilst the allocation is unlikely to reduce traffic levels it does have good access to a high frequency bus service resulting in an overall Uncertain impact being recorded for SA Objective 8.

### 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 and clarifying many of those elements where the impact is Uncertain. The allocation is designated Open Space in the Replacement Calderdale Unitary Development Plan, and although this location meets the required standard of access to natural greenspace, its loss should be reflected and addressed in development proposals. Being a greenfield site the allocation records some Negative impacts against SA Objective 13 of ensuring efficient use of land. However, the sequential approach to site allocation in the Local Plan of viable brownfield sites first has ensured that all such sites have been allocated prior to allocating greenfield sites.

## Appendix 6 Site Assessments - Full Reports

### LP0571 Site to rear of 9A Birds Royd Lane, Brighouse

#### Sustainability Appraisal Report

LP Site Ref	LP0571	Site Area	0.25	Eastings	414729
Property Name/Number	Site to the rear of 9A			Northings	422525
Road/Street Name	Birds Royd Lane				
Locality					
Town	Brighouse				
Postcode					
Draft Plan Proposed Use	New Housing Site				
Settlement_Hierarchy	1953				
Local_Plan_Area	0				
Ward	Rastrick Ward				

#### Site Assessment Summary

##### OBJECTIVE 1

Summary **Positive**

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

Overall a positive impact is recorded as the site is proposed for residential which would support this Objective.

##### 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 a positive impact is recorded. The site meets the required Access to Natural Greenspace Standards and is within the Green Infrastructure Network. 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 this is a very accessible site. However, as it is proposed for residential use it could increase demand for services and facilities.

## Appendix 6 Site Assessments - Full Reports

<b>OBJECTIVE 6</b> <b>TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT</b>	Summary <b>Uncertain</b>
Overall the impact on this SA Objective is uncertain and any impact will be dependent on the design and layout of any future development.	
<b>OBJECTIVE 7</b> <b>TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY</b>	Summary <b>Uncertain</b>
The overall impact is uncertain as the site is brownfield and is partly in Flood Zone 2 and 3 and adjacent the River Calder. As the site is previously developed it is unlikely to impact on the potential to create washland in the future.	
<b>OBJECTIVE 8</b> <b>TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT</b>	Summary <b>Uncertain</b>
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 and railway station.	
<b>OBJECTIVE 9</b> <b>TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY</b>	Summary <b>Uncertain</b>
The overall impact against this Objective is uncertain. The site is at such a distance from the SPA/SAC and SSSI that development is unlikely to cause adverse impacts on these assets. However, it is in close proximity to a Local Wildlife Site and the Wildlife Habitat Network is within and adjacent to the site. The site also lies within an area where priority habitats are at a medium vulnerability to climate change.	
<b>OBJECTIVE 10</b> <b>TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS</b>	Summary <b>Uncertain</b>
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.	
<b>OBJECTIVE 11</b> <b>TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE</b>	Summary <b>Positive</b>
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.	
<b>OBJECTIVE 12</b> <b>TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY</b>	Summary <b>Uncertain</b>
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.	
<b>OBJECTIVE 13</b> <b>TO ENSURE EFFICIENT USE OF LAND</b>	Summary <b>Positive</b>
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 into use.	

# Appendix 6 Site Assessments - Full Reports

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

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

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Overall impact is uncertain as the site is proposed for residential development in a Primary Employment Area; the site is ranked in the 4th decile of the Index of Multiple Deprivation (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

The site is proposed for residential use.

## 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 eight 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.

Being a residential allocation a Positive impact is recorded against SA Objective 1 of ensuring quality housing is available to everyone, whilst bringing this derelict brownfield site back into use results in a Positive impact on SA Objective 2 of improving safety and security for people and property. Overall the allocation records a Positive impact against SA Objective 3 of creating and retaining healthy, vibrant and inclusive communities with the fact that it meets the required Access to Natural Greenspace Standards and is within a Green Infrastructure Network also resulting in a Positive impact on SA Objective 4 of encouraging increased participation in cultural, leisure and recreation activities. An overall Positive impact is recorded against SA Objective 5 of improving accessibility to essential services, facilities and employment. Having no significant impact on priority habitats a Positive impact is recorded against SA Objective 11 of protecting and enhancing the natural, semi natural and man made landscape. As the allocation would re-use a brownfield site a Positive impact is recorded against 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 development will be dependent on the design and layout of any future development scheme. Whilst the allocation is unlikely to reduce traffic levels it does have good access to a high frequency bus service and railway station resulting in an overall Uncertain impact being recorded for SA Objective 8.

### 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 on-site elements should be mitigated by measures such as buffers from any ecological constraints.

## Appendix 6 Site Assessments - Full Reports

### LP1000 Land off Woodhouse Lane, Rastrick, Brighouse

#### Sustainability Appraisal Report

LP Site Ref	<b>LP1060</b>	Site Area	<b>0.28</b>	Eastings	<b>414248</b>
				Northings	<b>425093</b>
Property Name/Number	<b>Land at</b>				
Road/Street Name	<b>Shirley Grove</b>				
Locality	<b>Lightcliffe</b>				
Town	<b>Brighouse</b>				
Postcode					
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy	<b>2439</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Hipperholme and Lightcliffe Ward</b>				

#### Site Assessment Summary

##### OBJECTIVE 1

Summary **Positive**

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

Overall a positive impact is recorded as the site is proposed for residential which would support this Objective.

##### OBJECTIVE 2

Summary **Uncertain**

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

An uncertain impact is recorded against this Objective as the site is vacant and greenfield

##### OBJECTIVE 3

Summary **Positive**

##### 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 of a town centre and meets the access criteria for GP surgeries, and it is further than 400m from a Hot Food Takeaway; however, the site is in use as an Open Space.

##### OBJECTIVE 4

Summary **Uncertain**

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

The overall impact is uncertain as the site contains an area of designated Open Space therefore there are several negative outcomes. The site does however meet the required Access to Natural Greenspace Standards and 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, however, as the site is proposed for residential it is likely to increase demand for services and facilities.

# Appendix 6 Site Assessments - Full Reports

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**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.

---

**OBJECTIVE 7** Summary **Positive**

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

The site is located within Flood Zone 1, the site is greenfield and therefore development has the potential to increase surface water run-off. The site is not adjacent to any water course so would not impact on the potential to create washland in the future.

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**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.

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**OBJECTIVE 9** Summary **Positive**

**TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY**

This site scores positively against this Objective given the distances from biodiversity and geodiversity assets.

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**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.

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**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.

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**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.

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**OBJECTIVE 13** Summary **Negative**

**TO ENSURE EFFICIENT USE OF LAND**

Overall the impact on this SA Objective is negative as this is a greenfield site.

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**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

## Appendix 6 Site Assessments - Full Reports

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 2nd 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

The site is proposed for residential use.

### 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 site records a positive impact against six of the SA objectives. The site is proposed for residential use therefore there are positive impacts against both SA3 and SA5 regarding the creation of healthy and vibrant and inclusive communities, and improving access to essential services, facilities and employment. Further, development of the site is not expected to have a detrimental impact on natural, semi-natural or man made landscapes, nor would it directly impact any biodiversity or geodiversity assets.

As the site is greenfield, the site scores negatively in terms of SA Objective 13 relating to the efficient use of land. This is however the only negative outcome across the range of objectives.

The vast majority of outcomes record uncertain outcomes. 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. For example, the overall impact on SA Objective 6 will be dependent on the design and layout of future development. Similarly, the impact SA Objective 10 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. Ultimately there could also be positive results in terms of the impact of development on safety and security for people and property, the outcome is uncertain however as the site is presently a vacant greenfield site.

#### MITIGATION

An overall Negative impact on SA Objective 13 - to ensure efficient use of land, and a number of 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 mixed brownfield/greenfield nature of the site. There is scope to mitigate the negative outcomes associated with Objective SA3 and SA4 by ensuring high quality urban greenspace is provided as part of the proposal. This would mitigate against the loss of existing public green space on the site.

## LP1060 Land at Shirley Grove Lightcliffe, Brighouse

### Sustainability Appraisal Report

LP Site Ref	<b>LP1060</b>	Site Area	<b>0.28</b>	Eastings	<b>414248</b>
				Northings	<b>425093</b>
Property Name/Number	<b>Land at</b>				
Road/Street Name	<b>Shirley Grove</b>				
Locality	<b>Lightcliffe</b>				
Town	<b>Brighouse</b>				
Postcode					
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy	<b>2439</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Hipperholme and Lightcliffe Ward</b>				

### Site Assessment Summary

#### OBJECTIVE 1

Summary **Positive**

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

Overall a positive impact is recorded as the site is proposed for residential which would support this Objective.

#### OBJECTIVE 2

Summary **Uncertain**

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

An uncertain impact is recorded against this Objective as the site is vacant and greenfield

#### OBJECTIVE 3

Summary **Positive**

##### 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 of a town centre and meets the access criteria for GP surgeries, and it is further than 400m from a Hot Food Takeaway; however, the site is in use as an Open Space.

#### OBJECTIVE 4

Summary **Uncertain**

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

The overall impact is uncertain as the site contains an area of designated Open Space therefore there are several negative outcomes. The site does however meet the required Access to Natural Greenspace Standards and 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, however, as the site is proposed for residential it is likely to increase demand for services and facilities.

## Appendix 6 Site Assessments - Full Reports

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### 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.

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### OBJECTIVE 7

Summary **Positive**

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

The site is located within Flood Zone 1, the site is greenfield and therefore development has the potential to increase surface water run-off. The site is not adjacent to any water course so would not impact on the potential to create washland in the future.

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### 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.

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### OBJECTIVE 9

Summary **Positive**

#### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

This site scores positively against this Objective given the distances from biodiversity and geodiversity assets.

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### 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.

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### 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.

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### 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.

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### OBJECTIVE 13

Summary **Negative**

#### TO ENSURE EFFICIENT USE OF LAND

Overall the impact on this SA Objective is negative as this is a greenfield site.

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### OBJECTIVE 14

Summary **Uncertain**

#### TO REDUCE THE AMOUNT OF WASTE PRODUCED

Overall impact is uncertain on this SA Objective, although the policies in the Local Plan would provide a

framework to manage waste sustainably.

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Overall impact is uncertain, as although the site is proposed for residential, it is within a LSOA which is ranked in the 2nd 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

The site is proposed for residential use.

## 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 site records a positive impact against six of the SA objectives. The site is proposed for residential use therefore there are positive impacts against both SA3 and SA5 regarding the creation of healthy and vibrant and inclusive communities, and improving access to essential services, facilities and employment. Further, development of the site is not expected to have a detrimental impact on natural, semi-natural or man made landscapes, nor would it directly impact any biodiversity or geodiversity assets.

As the site is greenfield, the site scores negatively in terms of SA Objective 13 relating to the efficient use of land. This is however the only negative outcome across the range of objectives.

The vast majority of outcomes record uncertain outcomes. 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. For example, the overall impact on SA Objective 6 will be dependent on the design and layout of future development. Similarly, the impact SA Objective 10 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. Ultimately there could also be positive results in terms of the impact of development on safety and security for people and property, the outcome is uncertain however as the site is presently a vacant greenfield site.

### MITIGATION

An overall Negative impact on SA Objective 13 - to ensure efficient use of land, and a number of 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 mixed brownfield/greenfield nature of the site. There is scope to mitigate the negative outcomes associated with Objective SA3 and SA4 by ensuring high quality urban greenspace is provided as part of the proposal. This would mitigate against the loss of existing public green space on the site.

## Appendix 6 Site Assessments - Full Reports

### LP1078 Land between Dewsbury Road and New Hey Road, Rastrick, Brighouse

#### Sustainability Appraisal Report

LP Site Ref	LP1078	Site Area	27.52	Eastings	413023
				Northings	420974
Property Name/Number	Land between				
Road/Street Name	Dewsbury Road and New Hey Road				
Locality	Rastrick				
Town	Brighouse				
Postcode	HD6				
Draft Plan Proposed Use	New Housing Site				
Settlement_Hierarchy	2457				
Local_Plan_Area	0				
Ward	Elland Ward				

#### Site Assessment Summary

##### OBJECTIVE 1

Summary **Positive**

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

Overall a positive impact is recorded as the site is proposed for residential which 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

Although there is Public Open Space within the site, the extent of this would not be considered to have a negative impact on this SA objective; the site is also within a 0-15 minute public transport journey of a town centre and overall scores a positive impact.

##### OBJECTIVE 4

Summary **Uncertain**

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

Overall uncertain impact on this SA Objective; there are positive elements relating to the distance to cultural facilities and the Access to Natural Greenspace Standards, however there are negative impacts in relation to greenspace.

##### OBJECTIVE 5

Summary **Positive**

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

Overall positive impact on the SA Objective, as the site meets a number of the accessibility criteria. However,

## Appendix 6 Site Assessments - Full Reports

there is a negative impact on the access to a train station, and as the site is proposed for residential use, it is likely to increase demand for services and facilities.

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### OBJECTIVE 6 Summary **Uncertain**

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

Overall uncertain impact as the impact will be dependent on any future scheme delivered. Additionally, the three listed properties adjacent to the eastern boundary of the site and the two to the west of the site, will need to be considered. However the site does contain a significant amount of potentially contaminated land, and therefore development may offer scope to remediate this land.

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### OBJECTIVE 7 Summary **Uncertain**

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

Overall impact is uncertain as although it is not within flood risk zones 2,3,3ai or 3b it is greenfield and therefore development would increase run off.

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### OBJECTIVE 8 Summary **Uncertain**

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

Overall uncertain impact on this SA Objective - although development will increase traffic volumes , the site is within a 0-15 minute public transport of a town centre.

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### OBJECTIVE 9 Summary **Positive**

#### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall the site is considered as having a potentially positive impact on the SA Objective. The site lies over 7km away from the SPA / SAC, and more than 800m away from a SSSI. Another positive impact is the site is not within an area identified as where priority habitats and or species are at a potential medium, or medium high , or high vulnerability to climate change. However it does lie within the 400m - 800m radius of a LWS, and a small proportion of the site is within the Wildlife Habitat Network.

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### OBJECTIVE 10 Summary **Uncertain**

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

Overall the impact is uncertain on this SA Objective, as it is largely dependent on what is delivered on site, as although new buildings would be required to reach certain levels of energy efficiency , the amount of renewable and or low carbon generated, alongside the impact on air quality and water quality is unknown at this stage.

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### 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.

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### OBJECTIVE 12 Summary **Uncertain**

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

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

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### OBJECTIVE 13 Summary **Uncertain**

## Appendix 6 Site Assessments - Full Reports

### TO ENSURE EFFICIENT USE OF LAND

Overall the impact on this SA Objective is uncertain, as although the site is greenfield, it is adjacent to the urban area and does contain some areas of potential contamination, which could, if remediated provide a positive impact on that specific element of the objective.

#### OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

The impact on this SA Objective is uncertain as it is dependent on what is delivered on the site.

#### OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Overall impact is uncertain, as the site is proposed for housing.

#### OBJECTIVE 16

Summary **Uncertain**

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

Overall the impact on this SA objective is uncertain as the site is proposed for New Housing and therefore is likely to encourage inward investment, however the other aspects relate to Employment Sites.

#### OBJECTIVE 17

Summary **Uncertain**

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

Overall uncertain impact, however an increased population adjacent to the existing urban area may have a positive impact in terms of foot fall and increased spend in town centres therefore could potentially have a positive impact. The site is within a 0-15 minute public transport journey of a town centre.

### OVERALL SUMMARY

The greenfield site is on the edge of the existing urban area and records five positive impacts. The first of these relates to SA 3, because the site is within a 0-15 minute public transport journey of a town centre, and whilst there is Public Open Space within the site, the extent of this would not be considered to have a negative impact on this SA Objective. A positive impact is recorded for SA 5 as the site meets a number of the accessibility criteria. However, there is a negative impact on the access to a train station.

Concerning SA9, a positive impact is recorded because the site lies over 7km away from the SPA / SAC, and more than 800m away from a SSSI. Another positive impact is the site is not within an area identified as where priority habitats and or species are at a potential medium, or medium high, or high vulnerability to Climate Change. However it does lie within the 400m - 800m radius of a LWS, and some of the site is within the Wildlife Habitat Network.

SA 11 also records a positive impact as the site lies some distance from any priority habitats identified through the Biodiversity Action Plan.

The remaining impacts relating to the SA objectives are considered uncertain. SA2 records as an uncertain impact as the site is a greenfield site with no existing development at present. An uncertain impact is recorded in relation to SA4 because although there are positive elements relating to the distance to cultural facilities and the Access to Natural Greenspace Standards, there are negative impacts in relation to greenspace. In relation to SA6, as the impact will be dependent on any future scheme delivered, the impact is uncertain.

SA7 is considered to have an uncertain impact mainly due to the sites greenfield status but it is not considered as a site at risk of flooding itself. For SA8, the impact is considered uncertain because although development will increase traffic volumes, the site is within a 0-15 minute public transport of a town centre.

SA10 records an uncertain impact as it is largely dependent on what is delivered on site, as although new buildings would be required to reach certain levels of energy efficiency, the amount of renewable and or low carbon generated, alongside the impact on air quality and water quality is unknown at this stage. An uncertain impact is recorded in relation to SA12 because the impact is largely dependent on the nature of any future development delivered on the site.

SA13 records an uncertain rather than negative impact because although the site is greenfield, it is adjacent to the urban area and does contain some areas of potential contamination, which could, if remediated provide a positive impact on that specific element of the objective. SA14 is considered to have an uncertain impact as it is dependent on what is delivered on the site. Concerning SA 16, the impact is uncertain as the site is proposed for New Housing and therefore is likely to encourage inward investment, however the other aspects relate to Employment Sites. The final uncertain impact is recorded for SA17, however an increased population adjacent to the existing urban area may have a positive impact in terms of foot fall and increased spend in town centres therefore could potentially have a positive impact.

The site recorded no overall negative impacts.

### **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 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 mitigating any potentially negative impacts on the Wildlife Habitat Network, the site's boundary could be amended to remove the area in question from the site, or the site design and layout would need to take account of the constraint.

# Appendix 6 Site Assessments - Full Reports

## LP1648 Land north of Crosslee, Brighouse Road, Hipperholme, Brighouse

### Sustainability Appraisal Report

LP Site Ref	<b>LP1648</b>	Site Area	<b>0.84</b>	Eastings	<b>412667</b>
				Northings	<b>425098</b>
Property Name/Number	<b>Land north of</b>				
Road/Street Name	<b>Crosslee, Brighouse Road</b>				
Locality	<b>Hipperholme</b>				
Town	<b>Brighouse</b>				
Postcode					
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy					
Local_Plan_Area					
Ward	<b>Hipperholme and Lightcliffe Ward</b>				

### Site Assessment Summary

<b>OBJECTIVE 1</b>	Summary	<b>Positive</b>
<b>TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE</b>		
Overall, a positive impact is recorded as the site is proposed for residential which would support this Objective.		
<b>OBJECTIVE 2</b>	Summary	<b>Positive</b>
<b>TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY</b>		
A positive impact has been recorded for this Objective as it is a brownfield used currently as a carpark.		
<b>OBJECTIVE 3</b>	Summary	<b>Positive</b>
<b>TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES</b>		
The impact on this SA Objective is positive as the site is within 15 minute public journey time to a Town Centre and a GP surgery and within 600m of an Open Space.		
<b>OBJECTIVE 4</b>	Summary	<b>Uncertain</b>
<b>TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES</b>		
While the site meets the Access to Natural Greenspace Standard and scores positively in terms of access to cultural, leisure and recreation facilities, the site records uncertain results regarding the remaining criteria.		
<b>OBJECTIVE 5</b>	Summary	<b>Positive</b>
<b>TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT</b>		
Overall this site scores positively against this Objective. The site is in an accessible location, but its proposed residential use is likely to place demands on services and facilities.		
<b>OBJECTIVE 6</b>	Summary	<b>Uncertain</b>

# Appendix 6 Site Assessments - Full Reports

## 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.

**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 not adjacent to any watercourses.

**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, but the site has good access to a high frequency bus service.

**OBJECTIVE 9** Summary **Positive**

## TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

The site scores positively against this Objective. The site is some distance from the SPA/SAC, SSSI, a Local Wildlife Site, and Wildlife Habitat Network. However, 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 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.

## Appendix 6 Site Assessments - Full Reports

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### OBJECTIVE 15

Summary **Uncertain**

#### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

An uncertain impact is recorded as the site is proposed for residential on land previously designated as a Primary Employment Area.

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### OBJECTIVE 16

Summary **NA**

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

The site is proposed for residential.

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### 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 site records a positive impact against eight of 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 which record the impact as Uncertain.

The site is being proposed for residential therefore the site would have a positive impact on SA Objective 1, ensuring quality housing is available for everyone. The development of this site would also have a positive impact on SA Objective 2 by improving the safety and security for people and property by using a brownfield carpark and bringing it into a more active use. Being brownfield, the development of this site would have a positive impact on Objective 13.

There impact on SA Objective 3, to create and retain healthy vibrant and inclusive communities would be positive as the site is within 15 minute public journey time to a Town Centre and a GP surgery and within 600m of an Open Space; however, the site is within 400m of a Hot Food Takeaway.

The site is in an accessible location, but its proposed residential use is likely to place demands on services and facilities. The overall impact on SA Objective 5 is positive.

The Overall impact on SA Objective 7 of reducing the risk of flooding and resulting detrimental effects on people and property is positive given that the allocation is brownfield within Flood Zone 1 and not adjacent to any watercourses.

The site is some distance from the SPA/SAC, SSSI, a Local Wildlife Site, and Wildlife Habitat Network. There is also no significant impact on priority habitats. However, it is within an area where priority habitats are at a medium vulnerability to climate change. Therefore, the overall impact is positive on SA Objective 9 and 11.

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. For example, the impact of SA Objective 6 is dependent on the design and layout of any future development. Similarly, SA Objective 10 and 12 are uncertain as the impact would be dependent on the details of any development scheme. For SA Objective 8 development is unlikely to reduce traffic levels, but the site has good access to a high frequency bus service.

SA Objective 16 has been recorded as Not Applicable due to the allocation being for residential.

#### MITIGATION

## Appendix 6 Site Assessments - Full Reports

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 and clarifying many of those elements where the impact is Uncertain. Whilst it is more difficult to address off-site issues such as the presence of nearby hot food takeaways any future opportunities to mitigate this element should be taken. The overall allocation of land for employment and mixed use in the local Plan will assist in off-setting the loss of this previously designated Primary Employment Area.

# Appendix 6 Site Assessments - Full Reports

## Elland

### Housing Sites in Elland that have not previously been subject to Sustainability Appraisal

#### LP1657 Land at Whitwell Green Lane, Elland

##### Sustainability Appraisal Report

LP Site Ref	<input type="text" value="LP1657"/>	Site Area	<input type="text" value="0.76"/>	Eastings	<input type="text" value="411661"/>
Property Name/Number	<input type="text" value="Land at"/>	Northings	<input type="text" value="420998"/>		
Road/Street Name	<input type="text" value="Whitwell Green Lane"/>				
Locality	<input type="text"/>				
Town	<input type="text" value="Elland"/>				
Postcode	<input type="text"/>				
Draft Plan Proposed Use	<input type="text" value="New Housing Site"/>				
Settlement_Hierarchy	<input type="text"/>				
Local_Plan_Area	<input type="text"/>				
Ward	<input type="text" value="Elland Ward"/>				

##### Site Assessment Summary

###### OBJECTIVE 1

Summary **Positive**

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

Overall a positive impact is recorded as the site is proposed for residential which would support this Objective.

###### OBJECTIVE 2

Summary **Uncertain**

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

Overall the impact on this site is uncertain as the site is a greenfield site with no existing development.

###### 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 **Uncertain**

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

Overall an uncertain impact is recorded as the site currently includes an area of designated Open Space and therefore scores negatively in some aspects. The site does however meet the required standards of Access to Natural Greenspace and 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 the site scores positively against this Objective, however, as the site is proposed for residential use, it could increase demand for services and facilities.

## Appendix 6 Site Assessments - Full Reports

<b>OBJECTIVE 6</b> <b>TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT</b> Overall the impact on this SA Objective is uncertain with any impact dependent on the design and layout of any new development.	Summary <b>Uncertain</b>
<b>OBJECTIVE 7</b> <b>TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY</b> The site is located within Flood Zone 1, the site is greenfield and therefore development has the potential to increase surface water run-off. The site is not adjacent to any water course so would not impact on the potential to create washland in the future.	Summary <b>Uncertain</b>
<b>OBJECTIVE 8</b> <b>TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT</b> 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.	Summary <b>Uncertain</b>
<b>OBJECTIVE 9</b> <b>TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY</b> The site scores positively against this Objective given its location away from biodiversity and geodiversity assets.	Summary <b>Positive</b>
<b>OBJECTIVE 10</b> <b>TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS</b> 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.	Summary <b>Uncertain</b>
<b>OBJECTIVE 11</b> <b>TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE</b> 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.	Summary <b>Positive</b>
<b>OBJECTIVE 12</b> <b>TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY</b> 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.	Summary <b>Uncertain</b>
<b>OBJECTIVE 13</b> <b>TO ENSURE EFFICIENT USE OF LAND</b> Overall the impact on this SA Objective is negative as this is a greenfield site although it is a location appropriate for higher density development.	Summary <b>Negative</b>
<b>OBJECTIVE 14</b> <b>TO REDUCE THE AMOUNT OF WASTE PRODUCED</b>	Summary <b>Uncertain</b>

## Appendix 6 Site Assessments - Full Reports

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 as the site is proposed for residential development; although the site is ranked in the 4th decile of the Index of Multiple Deprivation (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

The site is proposed for residential use.

### 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 site records a positive impact against five of the SA objectives. The site is proposed for residential use therefore the site would have a positive impact on SA1 which concerns ensuring quality housing is available for everyone. There are positive impacts against both SA3 and SA5 regarding the creation of healthy vibrant and inclusive communities and improving accessibility to essential services, facilities and employment. The development of this site would also have a positive impact on SA9 protecting and enhancing biodiversity and geodiversity and will protect and enhance the natural, semi-natural and man made landscape as the site is not predicted to have a significant impact on the priority habitats and is within the existing urban area.

The site records a negative outcome in terms of ensuring efficient use of land as the site is greenfield.

The vast majority of outcomes record uncertain impact. This is largely due to there being insufficient information to make a definitive judgement without the benefit of a detailed development scheme. For example, the overall impact on SA Objective 6, 10 and 12 will be dependent on design and layout and the materials used for the development. Some of the objectives are uncertain due to a mix of positive and negative aspects to the overall objective, for example SA4, SA7 and SA8.

#### MITIGATION

An overall Negative impact was only recorded against SA Objective 13 of ensuring efficient use of land and this was due to the site being greenfield and therefore cannot be mitigated at a site specific level. However, the sequential approach to site allocation in the Local Plan of viable brownfield sites first has ensured that all such sites have been allocated prior to allocating greenfield sites. Whilst Negative impacts were recorded against elements of Objectives some of these 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 and clarifying many of those elements where the impact is Uncertain. The allocation is designated Open Space in the Replacement Calderdale Unitary Development Plan, and although this location meets the required standard of access to natural greenspace, its loss should be reflected and addressed in development proposals. The proximity to a hot food takeaway should be addressed by pursuing any future opportunities to mitigate this element. Increased traffic levels associated with development of this allocation could be mitigated by the proposed new railway station for Elland.

## Halifax

### Housing Sites in Halifax that have not previously been subject to Sustainability Appraisal

#### LP0242 Land opposite 109-199 Mixenden Road Mixenden, Halifax

##### Sustainability Appraisal Report

LP Site Ref	<b>LP0242</b>	Site Area	<b>0.40</b>	Eastings	<b>406178</b>
				Northings	<b>428372</b>
Property Name/Number	<b>Land opposite 109-119</b>				
Road/Street Name	<b>Mixenden Road</b>				
Locality	<b>Mixenden</b>				
Town	<b>Halifax</b>				
Postcode					
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy	<b>1625</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Illingworth and Mixenden Ward</b>				

##### Site Assessment Summary

###### OBJECTIVE 1

Summary **Positive**

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

Overall a positive impact is recorded as the site is proposed for residential which would support this Objective.

###### OBJECTIVE 2

Summary **Uncertain**

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

Overall the impact on this site is uncertain as the site is a greenfield site with no existing development.

###### 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 a positive impact is recorded. The site meets the required Access to Natural Greenspace Standards and is within a Green Infrastructure Network. 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, the site scores positively against this Objective as it is in an accessible location, although as the site is proposed for residential it is likely to increase demand for services and facilities.

## Appendix 6 Site Assessments - Full Reports

<p><b>OBJECTIVE 6</b></p> <p><b>TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT</b></p> <p>Overall the impact on this SA Objective is uncertain and any impact will be dependent on the design and layout of any development scheme.</p>	Summary <b>Uncertain</b>
<p><b>OBJECTIVE 7</b></p> <p><b>TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY</b></p> <p>The site is located within Flood Zone 1, the site is greenfield and therefore development has the potential to increase surface water run-off. The site is not adjacent to any water course so would not impact on the potential to create washland in the future.</p>	Summary <b>Positive</b>
<p><b>OBJECTIVE 8</b></p> <p><b>TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT</b></p> <p>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.</p>	Summary <b>Uncertain</b>
<p><b>OBJECTIVE 9</b></p> <p><b>TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY</b></p> <p>Although the site is within 2.5km of the SPA/SAC, it is at such a distance from other biodiversity and geodiversity assets that development is unlikely to cause adverse impacts on these assets.</p>	Summary <b>Positive</b>
<p><b>OBJECTIVE 10</b></p> <p><b>TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS</b></p> <p>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.</p>	Summary <b>Uncertain</b>
<p><b>OBJECTIVE 11</b></p> <p><b>TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE</b></p> <p>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.</p>	Summary <b>Positive</b>
<p><b>OBJECTIVE 12</b></p> <p><b>TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY</b></p> <p>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.</p>	Summary <b>Uncertain</b>
<p><b>OBJECTIVE 13</b></p> <p><b>TO ENSURE EFFICIENT USE OF LAND</b></p> <p>Overall the impact on this SA Objective is negative as this is a greenfield site.</p>	Summary <b>Negative</b>
<p><b>OBJECTIVE 14</b></p> <p><b>TO REDUCE THE AMOUNT OF WASTE PRODUCED</b></p>	Summary <b>Uncertain</b>

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 as the site is proposed for residential development; although the site is ranked in the 1st decile of the Index of Multiple Deprivation (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

The site is proposed for residential use.

## 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 seven of the Sustainability Appraisal Objectives and a Negative impact on one Objective with the impact on the remaining Objectives Uncertain.

Being allocated for residential use the allocation will have Positive impact on SA Objective 1 of ensuring quality housing is available to everyone.

Overall the allocation records a Positive impact against SA Objective 3 of creating and retaining healthy, vibrant and inclusive communities 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.

In relation to SA Objective 4 the allocation records an overall Positive impact as it meets the required Access to Natural Greenspace Standards and is within a Green Infrastructure Network. The allocation also scores positively in terms of access to cultural, leisure and recreation facilities.

The allocation records an overall Positive impact against Objective 5 of improving accessibility to essential services, facilities and employment as it is in an accessible location, although as it is allocated for residential use it is likely to increase demand for services and facilities.

Against SA Objective 7 of reducing the risk of flooding and resulting detrimental effects on people and property, being within Flood Zone 1 and greenfield the allocation has the potential to increase surface water run-off but not being adjacent to any water course it would not impact on the potential to create washland.

An overall Positive impact is recorded against SA Objective 9 of protecting and enhancing biodiversity and geodiversity as although the site is within 2.5km of the SPA/SAC, it is at such a distance from other biodiversity and geodiversity assets that development is unlikely to cause adverse impacts on these assets.

Against SA Objective 11 of protecting and enhancing the natural, semi-natural and man made landscape an overall Positive impact is recorded 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.

## Appendix 6 Site Assessments - Full Reports

The only Negative impact is recorded against SA Objective 13 of ensuring the efficient use of land due to the allocation being a greenfield site.

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 Objective 6 any impact will be dependent on the design and layout of proposed development. In relation to SA Objective 8 development is unlikely to lead to reduced levels of traffic but the allocation has good access to a high frequency bus service. In the case of SA Objective 10 impact 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.

### **MITIGATION**

An overall Negative impact was only recorded against SA Objective 13 of ensuring efficient use of land and this was due to the site being greenfield and therefore cannot be mitigated at a site specific level. However, the sequential approach to site allocation in the Local Plan of viable brownfield sites first has ensured that all such sites have been allocated prior to allocating greenfield sites. Whilst Negative impacts were recorded against elements of Objectives some of these 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 and clarifying many of those elements where the impact is Uncertain. The proximity to a hot food takeaway should be addressed by pursuing any future opportunities to mitigate this element.

## LP0950 Beacon Lodge Quarry, Long Lane, Halifax

### Sustainability Appraisal Report

LP Site Ref	<b>LP0950</b>	Site Area	<b>5.95</b>	Eastings	<b>410436</b>
				Northings	<b>424846</b>
Property Name/Number	<b>Beacon Lodge Quarry</b>				
Road/Street Name	<b>Long Lane</b>				
Locality					
Town	<b>Halifax</b>				
Postcode					
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy	<b>2330</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Town Ward</b>				

### Site Assessment Summary

#### OBJECTIVE 1

Summary **Positive**

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

Overall a positive impact is recorded as the site is proposed for residential which would support this Objective.

#### OBJECTIVE 2

Summary **Uncertain**

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

Overall the impact on this site is uncertain as the site is a greenfield site with no existing development.

#### OBJECTIVE 3

Summary **Positive**

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

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

#### OBJECTIVE 4

Summary **Positive**

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

Overall impact is positive as the site meets the accessibility requirements for cultural facilities, meets the Access to Natural Greenspace Standards, and is within the Green Infrastructure Network. The site is however greenfield.

#### 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 the impact on the demand for services is likely to be negative given the proposed use is residential. Whether development would affect access to services for those with the greatest needs is again dependent on the mix of uses if developed. The negative

## Appendix 6 Site Assessments - Full Reports

elements refer to the distances from a bus stop and a train station.

<p><b>OBJECTIVE 6</b></p> <p><b>TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT</b></p> <p>Overall the impact on this SA Objective is uncertain, and any impact will be dependent on the design of any future development.</p>	Summary <b>Uncertain</b>
<p><b>OBJECTIVE 7</b></p> <p><b>TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY</b></p> <p>Overall impact is uncertain, as although the site lies outside of flood risk zones 2, 3 3ai &amp; 3b the site is greenfield and therefore development has the potential to increase run off rates.</p>	Summary <b>Uncertain</b>
<p><b>OBJECTIVE 8</b></p> <p><b>TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT</b></p> <p>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.</p>	Summary <b>Uncertain</b>
<p><b>OBJECTIVE 9</b></p> <p><b>TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY</b></p> <p>Overall impact is positive as the site is in excess of 7km from the SPA/SAC, in excess of 800m from a SSSI, nor is it within an area where priority habitats are at a medium, medium-high or high vulnerability to Climate Change. The site is however partially within and adjacent to the Wildlife Habitat Network, and between 400m and 800m of a LWS (Shibden Park &amp; Cunneery Wood).</p>	Summary <b>Positive</b>
<p><b>OBJECTIVE 10</b></p> <p><b>TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS</b></p> <p>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.</p>	Summary <b>Uncertain</b>
<p><b>OBJECTIVE 11</b></p> <p><b>TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE</b></p> <p>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 and in addition there are uncertainties with regards to the impact on rivers and streams, and the impact on National Character Areas.</p>	Summary <b>Positive</b>
<p><b>OBJECTIVE 12</b></p> <p><b>TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY</b></p> <p>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.</p>	Summary <b>Uncertain</b>
<p><b>OBJECTIVE 13</b></p> <p><b>TO ENSURE EFFICIENT USE OF LAND</b></p> <p>Overall uncertain impact, as although the site is within an area that could be expected to accommodate a higher density of development and would offer the opportunity to remediate potentially contaminated land, the site is</p>	Summary <b>Uncertain</b>

greenfield nor would it bring disused buildings / spaces 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

Overall impact is uncertain, as it is unclear to what extent this residential allocation will affect access to employment opportunities. As the site lies 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) it is uncertain whether it would offer employment opportunities to disadvantaged groups. The extent to which it would reduce out commuting is also uncertain.

## OBJECTIVE 16

Summary **Uncertain**

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

This is a residential allocation and whilst the majority of the elements comprising this Objective are therefore not applicable it is Uncertain whether or not the allocation will encourage inward investment which will to some extent be influenced by the type of development built

## OBJECTIVE 17

Summary **Uncertain**

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

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

### OVERALL SUMMARY

Overall the site records a positive impact against six of the SA objectives.

In terms of SA1 and ensuring quality housing is available to everyone, the impact is positive as residential development would support this Objective.

There is a positive impact against SA3 and healthy, vibrant and inclusive communities, as the site is within a 0-15 minute public transport journey time of a town centre, is adjacent to Public Open Space and meets the access criteria for GP surgeries, all of which support the objective.

A positive impact is recorded against SA4 and increased participation in cultural, leisure and recreation activities, as the site meets the accessibility requirements for cultural facilities, meets the Access to Natural Greenspace Standards, and is within the Green Infrastructure Network. The site is however greenfield.

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, although the impact on the demand for services is dependent on the mix of uses if developed. Whether development would affect access to services for those with the greatest needs is again dependent on the mix of uses if developed. The negative elements refer to the distances from a bus stop and a train station.

Concerning SA9 and the protection and enhancement of bio and geodiversity, the impact is positive as the site is in excess of 7km from the SPA/SAC, in excess of 800m from a SSSI, nor is it within an area where priority habitats are at a medium, medium-high or high vulnerability to climate change. The site is however partially within and adjacent to the Wildlife Habitat Network, and between 400m and 800m of a LWS (Shibden Park & Cunnery Wood).

## Appendix 6 Site Assessments - Full Reports

The remaining positive impact is related to SA11 and the protection and enhancement of landscape, as the site is not predicted to have a significant impact on the priority habitats, however it is within the existing Green Belt and in addition there are uncertainties with regards to the impact on rivers and streams, and the impact on National Character Areas.

The remaining impacts are considered uncertain.

The impact on the built and historic environment (SA6) would be dependent on the design of the development, although there are listed buildings adjacent to the site. 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 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.

There is an overall uncertain impact against SA13 and the efficient use of land, as although the site is within an area that could be expected to accommodate a higher density of development and would offer the opportunity to remediate potentially contaminated land, the site is greenfield nor would it bring disused buildings / spaces back into use.

Concerning the economic objectives, an uncertain impact is recorded against SA15 and providing good employment opportunities for all since it is unclear to what extent this residential allocation will affect access to employment opportunities. As the site lies 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) it is uncertain whether it would offer employment opportunities to disadvantaged groups. The extent to which it would reduce out commuting is also uncertain. In relation to SA16 and achieving business success, sustainable economic growth and continued investment this is a residential allocation. Whilst the majority of the elements comprising this Objective are therefore not applicable it is Uncertain whether or not the allocation will encourage inward investment which will to some extent be influenced by the type of development built. In terms of SA17 and the vitality and viability of town centres, it is unclear whether it would attract new retailers and other town centre users to the major centres within Calderdale, although it is within a 0-15 minute public transport journey of a town centre.

The site recorded no overall negative impacts against the SA objectives.

### 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 and clarifying many of those elements where the impact is Uncertain. Being a greenfield site the allocation records some Negative impacts against SA Objective 13 of ensuring efficient use of land. However, the sequential approach to site allocation in the Local Plan of viable brownfield sites first has ensured that all such sites have been allocated prior to allocating greenfield sites.

## LP1180 Old Lane Dye Works, Old Lane, Halifax

### Sustainability Appraisal Report

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

## Appendix 6 Site Assessments - Full Reports

<p><b>OBJECTIVE 6</b></p> <p><b>TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT</b></p> <p>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.</p>	Summary	Positive
<p><b>OBJECTIVE 7</b></p> <p><b>TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY</b></p> <p>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.</p>	Summary	Uncertain
<p><b>OBJECTIVE 8</b></p> <p><b>TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT</b></p> <p>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.</p>	Summary	Uncertain
<p><b>OBJECTIVE 9</b></p> <p><b>TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY</b></p> <p>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.</p>	Summary	Uncertain
<p><b>OBJECTIVE 10</b></p> <p><b>TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS</b></p> <p>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.</p>	Summary	Uncertain
<p><b>OBJECTIVE 11</b></p> <p><b>TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE</b></p> <p>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.</p>	Summary	Negative
<p><b>OBJECTIVE 12</b></p> <p><b>TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY</b></p> <p>Overall the impact on this SA Objective is uncertain and will depend on the type of development delivered on site.</p>	Summary	Uncertain
<p><b>OBJECTIVE 13</b></p> <p><b>TO ENSURE EFFICIENT USE OF LAND</b></p> <p>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</p>	Summary	Uncertain

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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

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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.

## LP1481 Former St. Catherines High School Grounds, Holdsworth Road, Halifax

### Sustainability Appraisal Report

LP Site Ref	<b>LP1481</b>	Site Area	<b>1.56</b>	Eastings	<b>408316</b>
Property Name/Number	<b>Former St Catherines High School</b>			Northings	<b>428759</b>
Road/Street Name	<b>Holdsworth Road</b>				
Locality					
Town	<b>Halifax</b>				
Postcode					
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy	<b>2862</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>0</b>				

### Site Assessment Summary

#### OBJECTIVE 1

Summary **Positive**

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

Site is proposed for residential therefore it would support this objective.

#### 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

Overall positive impact 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. The site is also within 600m of an Open Space and further than 400m of a Hot Food Takeaway.

#### OBJECTIVE 4

Summary **Negative**

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

Negative impact as the site is Public Open Space, and partly greenfield.

#### OBJECTIVE 5

Summary **Positive**

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

Overall positive impact although there are uncertainties with regards to whether the proposal would affect access to services for those with the greatest needs, in addition there is a negative impact in relation to demand for existing services and the distance to a train station.

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### OBJECTIVE 6

Summary **Positive**

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

The site is developed would support the objective as at present it is a mix of greenfield and brownfield land and appears to be vacant alongside the now demolished former St Catherine's High School.

### 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 a mix of greenfield and brownfield 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 from a town centre.

### OBJECTIVE 9

Summary **Uncertain**

#### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall impact is uncertain, as the site lies within 7km from the Special Protection Area, and is within 400m to a Local Wildlife Site, and within an area where priority habitats are at a medium vulnerability to climate change. The site is however in excess of 800m from a SSSI and lies outside of the Wildlife Habitat Network.

### 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 **Uncertain**

#### TO ENSURE EFFICIENT USE OF LAND

Overall uncertain impact as the site is a mixed brownfield/greenfield site. Around a quarter of the site is identified as having potential contamination issues and therefore offers potential for some land remediation. Whether the site would bring a disused space back into use is unclear as there is uncertainty with regards to the current use.

# Appendix 6 Site Assessments - Full Reports

## 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 on this SA Objective.

### 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 and ensuring quality housing is available to everyone. In terms of SA3 and healthy, vibrant and inclusive communities there is an overall positive impact 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. There is a negative element however as the site lies over Public Open Space.

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 is a negative impact in relation to demand for existing services and the distance to a train station.

A positive impact is recorded against the site in relation to SA6 and the built and historic environment, as the site at present it is a mix of partially degraded greenfield and brownfield land and appears to be vacant alongside the now vacant and semi derelict former St Catherine's High School.

The other positive impact is recorded against SA11 and protection and enhancement of landscape, 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.

The majority of the remaining impacts are considered uncertain.

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 a mix of greenfield and brownfield 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 from a town centre.

The overall impact on SA9 and the protection and enhancement of bio and geodiversity is uncertain, as the site is between 400 and 800m from a Local Wildlife Site (Beechwood Park), between 2.5 and 7km from the Special Protection Area, and within an area where priority habitats are at a medium vulnerability to climate change. The site is however in excess of 800m from a SSSI and lies outside of the Wildlife Habitat Network.

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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 SA13 and the efficient use of land, the overall impact is uncertain as the site is a mixed brownfield / greenfield site, however is in a location that could support a higher density of development, and around a quarter of the site is identified as having potential contamination issues and therefore offers potential for some land remediation. Whether the site would bring a disused space back into use is unclear as there is uncertainty with regards to the current use.

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 a negative impact against SA4 and participation on cultural, leisure and recreation activities primarily due to the fact the site is currently designated as Public Open Space and part greenfield.

### MITIGATION

An overall Negative impact was recorded against SA Objective 4 (to encourage increased participation in cultural, leisure, and recreational activities) 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 brownfield/greenfield mix nature of the site. There is scope to mitigate the negative outcomes associated with Objective SA4 by ensuring high quality urban greenspace is provided as part of the proposal. This would mitigate against the loss of existing public green space on the site.

## Mytholmroyd

### Housing Sites in Mytholmroyd that have not previously been subject to Sustainability Appraisal

#### LP0253 Junction of Grosvener Place, Burnley Road, Luddenden Foot, Halifax

##### Sustainability Appraisal Report

LP Site Ref	<b>LP0571</b>	Site Area	<b>0.25</b>	Eastings	<b>414729</b>
				Northings	<b>422525</b>
Property Name/Number	<b>Site to the rear of 9A</b>				
Road/Street Name	<b>Birds Royd Lane</b>				
Locality					
Town	<b>Brighouse</b>				
Postcode					
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy	<b>1953</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Rastrick Ward</b>				

##### Site Assessment Summary

###### OBJECTIVE 1

Summary **Positive**

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

Overall a positive impact is recorded as the site is proposed for residential which would support this Objective.

###### 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 a positive impact is recorded. The site meets the required Access to Natural Greenspace Standards and is within the Green Infrastructure Network. 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 this is a very accessible site. However, as it is proposed for residential use it could increase demand for services and facilities.

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<b>OBJECTIVE 6</b> <b>TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT</b>  Overall the impact on this SA Objective is uncertain and any impact will be dependent on the design and layout of any future development.	Summary <b>Uncertain</b>
<b>OBJECTIVE 7</b> <b>TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY</b>  The overall impact is uncertain as the site is brownfield and is partly in Flood Zone 2 and 3 and adjacent the River Calder. As the site is previously developed it is unlikely to impact on the potential to create washland in the future.	Summary <b>Uncertain</b>
<b>OBJECTIVE 8</b> <b>TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT</b>  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 and railway station.	Summary <b>Uncertain</b>
<b>OBJECTIVE 9</b> <b>TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY</b>  The overall impact against this Objective is uncertain. The site is at such a distance from the SPA/SAC and SSSI that development is unlikely to cause adverse impacts on these assets. However, it is in close proximity to a Local Wildlife Site and the Wildlife Habitat Network is within and adjacent to the site. The site also lies within an area where priority habitats are at a medium vulnerability to climate change.	Summary <b>Uncertain</b>
<b>OBJECTIVE 10</b> <b>TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS</b>  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.	Summary <b>Uncertain</b>
<b>OBJECTIVE 11</b> <b>TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE</b>  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.	Summary <b>Positive</b>
<b>OBJECTIVE 12</b> <b>TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY</b>  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.	Summary <b>Uncertain</b>
<b>OBJECTIVE 13</b> <b>TO ENSURE EFFICIENT USE OF LAND</b>  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 into use.	Summary <b>Positive</b>

## OBJECTIVE 14

Summary **Uncertain**

### TO REDUCE THE AMOUNT OF WASTE PRODUCED

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

## OBJECTIVE 15

Summary **Uncertain**

### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Overall impact is uncertain as the site is proposed for residential development in a Primary Employment Area; the site is ranked in the 4th decile of the Index of Multiple Deprivation (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

The site is proposed for residential use.

## 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 eight 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.

Being a residential allocation a Positive impact is recorded against SA Objective 1 of ensuring quality housing is available to everyone, whilst bringing this derelict brownfield site back into use results in a Positive impact on SA Objective 2 of improving safety and security for people and property. Overall the allocation records a Positive impact against SA Objective 3 of creating and retaining healthy, vibrant and inclusive communities with the fact that it meets the required Access to Natural Greenspace Standards and is within a Green Infrastructure Network also resulting in a Positive impact on SA Objective 4 of encouraging increased participation in cultural, leisure and recreation activities. An overall Positive impact is recorded against SA Objective 5 of improving accessibility to essential services, facilities and employment. Having no significant impact on priority habitats a Positive impact is recorded against SA Objective 11 of protecting and enhancing the natural, semi natural and man made landscape. As the allocation would re-use a brownfield site a Positive impact is recorded against 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 development will be dependent on the design and layout of any future development scheme. Whilst the allocation is unlikely to reduce traffic levels it does have good access to a high frequency bus service and railway station resulting in an overall Uncertain impact being recorded for SA Objective 8.

### 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

## Appendix 6 Site Assessments - Full Reports

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 on-site elements should be mitigated by measures such as buffers from any ecological constraints.

## Ripponden

### Housing Sites in Ripponden/Ryburn that have not previously been subject to Sustainability Appraisal

#### LP1027 Land north of Stonelea, Barkisland, Sowerby Bridge

##### Sustainability Appraisal Report

LP Site Ref	<b>LP1027</b>	Site Area	<b>0.55</b>	Eastings	<b>405395</b>
				Northings	<b>420147</b>
Property Name/Number	<b>Land North of</b>				
Road/Street Name	<b>Stonelea</b>				
Locality	<b>Barkisland</b>				
Town	<b>Sowerby Bridge</b>				
Postcode	<b>HX4 0HD</b>				
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy	<b>2407</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Ryburn Ward</b>				

##### Site Assessment Summary

<b>OBJECTIVE 1</b>	Summary	<b>Positive</b>
<b>TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE</b>		
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 also within a SHMA Very hot zone.		
<b>OBJECTIVE 2</b>	Summary	<b>NA</b>
<b>TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY</b>		
The site is greenfield and therefore NA		
<b>OBJECTIVE 3</b>	Summary	<b>Positive</b>
<b>TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES</b>		
The site is positive in respect to all elements except being within the 400m hot food takeaway buffer.		
<b>OBJECTIVE 4</b>	Summary	<b>Positive</b>
<b>TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES</b>		
Site is within access to natural greenspace, and is adjacent to the Pennine Valley Cycleway and designated open space. The site itself is greenfield however.		
<b>OBJECTIVE 5</b>	Summary	<b>Positive</b>
<b>TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT</b>		
Overall the impact is positive in relation to accessibility. One element (distance to train stations) is negative however and another (positive journey time to a secondary school) uncertain		
<b>OBJECTIVE 6</b>	Summary	<b>Uncertain</b>

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

Site is located away 'at risk' assets and any conservation area. However the site is adjacent to a listed building, and therefore the site may impact upon this.

**OBJECTIVE 7** Summary **Uncertain**

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

Site is greenfield, but located outside the flood risk zone. The valley below is however at flood risk and therefore its important the development does not increase storm water run-off to the lower catchment.

**OBJECTIVE 8** Summary **Uncertain**

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

Whereas the site is expected to increase traffic volumes the site is located adjacent to the Pennine Valley cycle way.

**OBJECTIVE 9** Summary **Positive**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

All SA elements are positive except the impact on Internationally protected sites and Local Wildlife sites which is uncertain.

**OBJECTIVE 10** Summary **Uncertain**

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

The majority of the SA elements are uncertain at this time. The majority of 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

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

Whereas there is potential that the development of the site to be positive In terms of this SA objective, many of the elements cannot be established at this time.

**OBJECTIVE 13** Summary **Negative**

### TO ENSURE EFFICIENT USE OF LAND

Site is greenfield and uncontaminated.

**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

Site is within a IMD of 9 and greenfield and therefore in terms of employment opportunities to disadvantaged groups SA element is NA. The site is however adjacent to a bus stop.

## OBJECTIVE 16

Summary **NA**

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

Site is proposed for housing.

## OBJECTIVE 17

Summary **Uncertain**

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

Site is located away from a town centre, but is within a positive journey time.

### OVERALL SUMMARY

The site is greenfield, proposed as a potential housing site and located at Barkisland. In terms of the SA objectives the site has 6 positive, 1 negatives, 9 uncertain and 1 NA.

The positive SA objectives are firstly the result of the site ability to protect biodiversity as the site does not contain any priority habitat (but is within the greenbelt). The site is so located away from protected site ,but is however a medium proximity to a Natura 2000 site (however addressed via the HRA). The site is positive in terms of accessibility to essential services and facilities (except distance to train stations and medium journey time to a secondary school). Due to the sites proximity to open space and natural greenspace, and the Calderdale Way the site is positive in terms of impact on recreational activities. The site also has the to potential to ensure quality housing for all. The final positive SA objective is due to the sites location to some services and facilities which may create and retain healthy vibrant communities.

The negative SA objective is a result of the efficient use of land. The site is greenfield, and not contaminated.

A large amount of uncertainty is associated with the site. Firstly the site is located away 'at risk' assets and any conservation area. However the site is adjacent to a listed building, and therefore the site may impact upon this. The site is also uncertain as to the impact on pollution and GHG emissions as the site is vacant, but likely to be built to energy efficiency standards. The impact on town centres is uncertain due to its location away from town centres. The site also has some flood risk associated with it as its greenfield. Whereas the sites development is likely to increase traffic volumes it is within close proximity to a bus stop. This may also be beneficial in terms of access to employment but the site is residential therefore the impact is uncertain overall. The remaining uncertain aspects are the due to that fact that the site has the potential to be positive the elements cant be established at this time.

### MITIGATION

An overall Negative impact was recorded against SA Objective 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.

# Appendix 6 Site Assessments - Full Reports

## Sowerby Bridge

### Housing Sites in Sowerby Bridge that have not previously been subject to Sustainability Appraisal

#### LP1356 Hollins Park, Cemetery Lane, Sowerby Bridge

##### Sustainability Appraisal Report

LP Site Ref	<b>LP1356</b>	Site Area	<b>10.21</b>	Eastings	<b>405219</b>
Property Name/Number	<b>Hollins Park</b>	Northings	<b>423794</b>		
Road/Street Name	<b>Cemetery Lane</b>				
Locality					
Town	<b>Sowerby Bridge</b>				
Postcode					
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy	<b>2726</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Sowerby Bridge Ward</b>				

##### Site Assessment Summary

###### OBJECTIVE 1

Summary **Positive**

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

Overall a positive impact is recorded as the site is proposed for residential which would support this Objective.

###### OBJECTIVE 2

Summary **Uncertain**

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

Overall the impact on this site is uncertain as the site is a greenfield site with no existing development.

###### OBJECTIVE 3

Summary **Positive**

###### 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 of a town centre and meets the access criteria for GP surgeries, and it is further than 400m from a Hot Food Takeaway; however, the site is in use as an Open Space.

###### OBJECTIVE 4

Summary **Uncertain**

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

The overall impact is uncertain as the site contains an area of designated Open Space therefore there are several negative outcomes. The site does however meet the required Access to Natural Greenspace Standards and 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. However, it scores negatively against access to public transport, and as the site is proposed for residential development, it is likely to increase the demand for services

# Appendix 6 Site Assessments - Full Reports

and facilities.

## 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. There is the potential for development to have a negative impact on the Grade II Cemetery Chapel to the west of the site if any proposed scheme is not sensitive to its presence.

## OBJECTIVE 7

Summary **Positive**

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

The site is located within Flood Zone 1, the site is greenfield and therefore development has the potential to increase surface water run-off. The site is not adjacent to any water course so would not impact on the potential to create washland in the future.

## OBJECTIVE 8

Summary **Negative**

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

Overall the site scores negatively against this Objective. Development is unlikely to reduce traffic levels, and the site is not in close proximity to a high frequency bus route or railway station.

## OBJECTIVE 9

Summary **Uncertain**

### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

The overall impact against this Objective is uncertain. The site lies within 7km of the SPA/SAC and within 400m of a Local Wildlife Site. It also lies 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 **Negative**

### TO ENSURE EFFICIENT USE OF LAND

Overall the impact on this SA Objective is negative as this is a greenfield site whilst site constraints reduce the

## Appendix 6 Site Assessments - Full Reports

achievable density.

### 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 4th 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 above average unemployment. The site is proposed for residential use within the urban area, therefore it is considered to have an uncertain impact on the SA Objective.

### OBJECTIVE 16

Summary **NA**

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

The site is proposed for residential use.

### 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 site records a positive impact against five of the SA objectives. The site is proposed for residential use therefore the site would have a positive impact on SA1 which concerns ensuring quality housing is available to everyone. There are positive impacts against both SA3 and SA5 regarding the creation of healthy and vibrant and inclusive communities, and improving access to essential services, facilities and employment. Further, development of the site is not predicted to have a significant impact on priority habitats and is within the existing urban area meaning impacts in terms of flooding are minimal (SA7).

The site records two negative outcomes in terms of traffic levels, which are likely to be increased and with regard to the efficient use of land as the site has greenfield status.

The vast majority of outcomes record uncertain outcomes. 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. For example, the overall impact on SA Objective 6 will be dependent on the design and layout of future development. Similarly, the impact SA Objective 10 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.

#### MITIGATION

An overall Negative impact was recorded against SA Objectives 8 and 13, 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 the Policy requirements in the Local Plan. 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. There is scope to mitigate the negative outcomes associated with Objective SA4 and SA5 by ensuring high quality urban greenspace is provided as part of the proposal. This would mitigate against the loss of existing public green space on the site. Impacts on

## Appendix 6 Site Assessments - Full Reports

some on-site elements should be mitigated by measures such as the provision of SuDs and green and blue infrastructure as well as a buffer to mitigate harm to the listed cemetery and any ecological constraints.

# Appendix 6 Site Assessments - Full Reports

## LP1654 Politt Fields, 8 Ripon House, Sowerby Bridge

### Sustainability Appraisal Report

LP Site Ref	LP1654	Site Area	1.51	Eastings	406139
				Northings	423774
Property Name/Number	Politt Fields				
Road/Street Name	8 Ripon House				
Locality					
Town	Sowerby Bridge				
Postcode	HX6 2LQ				
Draft Plan Proposed Use	New Housing Site				
Settlement_Hierarchy					
Local_Plan_Area					
Ward	Sowerby Bridge Ward				

### Site Assessment Summary

#### OBJECTIVE 1

Summary **Positive**

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

Overall a positive impact is recorded as the site is proposed for residential which would support this Objective.

#### OBJECTIVE 2

Summary **Uncertain**

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

At present this site is brownfield with occupied dwellings. Therefore, it is uncertain whether the impact of development would have on this SA objective.

#### 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 a positive impact is recorded as the site is within an area that meets the Access to Natural Greenspace Standards and is immediately adjacent to a Green Infrastructure Network and public Open Space. The site also scores positively in terms of access to cultural, leisure and recreation facilities. The site does however contain Open Space therefore a negative outcome is recorded against that specific question.

#### OBJECTIVE 5

Summary **Positive**

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

## Appendix 6 Site Assessments - Full Reports

The site scores positively against this Objective as it is a highly accessible site, although as this is a proposed residential site, it will increase demand for services and facilities.

### 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 with any impact dependent on the design and layout of any proposed development reflecting the site's location adjacent to the Sowerby Bridge Conservation Area and several nearby listed buildings.

### 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 Rochdale Canal watercourses goes underground when it reaches the site.

### OBJECTIVE 8

Summary **Uncertain**

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

Overall the site scores uncertain against this Objective, as the site is a recently cleared residential site so it is not clear whether the proposed residential use would lead to reduced or increased traffic volumes. The site is also highly accessible to a high frequency bus route and railway station.

### OBJECTIVE 9

Summary **Uncertain**

#### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Overall the site scores Uncertain against this Objective,. The site is within 7km of the SPA/SAC and within 400m to 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 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. Depending on the details of any development scheme there is therefore the potential to reduce future greenhouse gas emissions.

### 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 **Uncertain**

#### TO ENSURE EFFICIENT USE OF LAND

## Appendix 6 Site Assessments - Full Reports

Overall the impact on this SA Objective is uncertain as the site is a residential area (quite high density) proposed for redevelopment at a lower housing density, notwithstanding it being a location where higher densities are appropriate. There is the potential to remediate those parts of the site where some contamination exists.

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### 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.

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### OBJECTIVE 15

Summary **Uncertain**

#### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Overall impact is uncertain as the site is proposed for residential development; although the site is ranked in the 2nd decile of the Index of Multiple Deprivation (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.

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### OBJECTIVE 16

Summary **NA**

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

The site is proposed for residential use.

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### 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

This New Housing Allocation records overall positive impacts against seven of the SA Objectives. In terms of Objective 1 and 3 a positive impact is recorded as residential will ensure quality housing is available to everyone and create and retain healthy vibrant inclusive communities by being situated within 0-15 minute public transport journey of a town centre, within 600m of an Open Space, and within 0-15 minute public transport journey of a GP surgery.

The site is also within close proximity to cultural, leisure and recreation facilities, green space for recreation, and access to National Trails. Therefore the site scores a positive impact against SA Objective 4. The site would out some pressure on the demand for existing services, however the site is highly accessible to essential services, facilities and employment giving an overall positive impact on SA Objective 5.

The impact is positive on SA Objective 7 reducing the risk of flooding and resulting detrimental effects on people and property as the site is a brownfield site within Flood Zone 1 and although the site is adjacent to Rochdale Canal watercourses goes underground when it reaches the site.

SA Objective 11 has recorded an overall positive impact as the site is not predicted to have a significant impact on the priority habitats and is within the existing urban area.

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. For example, the impact of SA Objective 6 will be dependent on the design and layout of future development. Similarly, SA Objective 10 and 12, the impact would be dependent on the details of any development scheme.

There is also some uncertainty over the impact on the protection and enhancement of biodiversity and geodiversity as well as reducing the effect of traffic on the environment.

### **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 and clarifying many of those elements where the impact is Uncertain. The proximity to Sowerby Bridge Town Centre makes it more difficult to address issues such as the presence of nearby hot food takeaways although any future opportunities to mitigate this element should be taken.

## Appendix 6 Site Assessments - Full Reports

### LP1655 Rawson Wood, Wood Croft, Sowerby, Sowerby Bridge

#### Sustainability Appraisal Report

LP Site Ref	<b>LP1655</b>	Site Area	<b>1.45</b>	Eastings	<b>404076</b>
				Northings	<b>422926</b>
Property Name/Number	<b>Rawson Wood</b>				
Road/Street Name	<b>Wood Croft</b>				
Locality	<b>Sowerby</b>				
Town	<b>Sowerby Bridge</b>				
Postcode	<b>HX6 1LJ</b>				
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy					
Local_Plan_Area					
Ward	<b>Ryburn Ward</b>				

#### Site Assessment Summary

##### OBJECTIVE 1

Summary **Positive**

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

Overall a positive impact is recorded as the site is proposed for residential which would support this Objective.

##### 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 **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 of a town centre and within 600m of an open space, it is within 400m of a Hot Food Takeaway and further than a 15 minute public journey to a GP surgery.

##### OBJECTIVE 4

Summary **Uncertain**

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

Overall an uncertain impact is recorded as the site currently includes an area of designated Open Space and therefore scores negatively in some aspects. The site does however meet the required standards of Access to Natural Greenspace and 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 the site scores positively against this Objective. However, as the site is proposed for residential, it is likely to increase demand for services and facilities.

## Appendix 6 Site Assessments - Full Reports

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### 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 without adequate consideration of the setting of the Grade II\* Listed Field House, Grade II Listed cluster of buildings around Field House and the Historic Garden of Field House (a locally designated Historic Park and Garden) there is the potential for development to result in a negative impact.

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### OBJECTIVE 7

Summary **Positive**

#### 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 not located adjacent to any watercourse and the developable area of the site is brownfield land so would not contribute to any additional surface water run-off.

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### OBJECTIVE 8

Summary **Positive**

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

Overall the site scores positively against this Objective, as the site is a residential site so it is not clear whether the proposed residential use would lead to reduced or increased traffic volumes. The site is also highly accessible to a high frequency bus route.

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### OBJECTIVE 9

Summary **Positive**

#### TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY

Although the site is within 7km of the SPA/SAC, it is not within such a distance to other biodiversity and geodiversity assets to cause a negative or uncertain impact.

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### 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.

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### 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.

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### 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.

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### OBJECTIVE 13

Summary **Uncertain**

#### TO ENSURE EFFICIENT USE OF LAND

Overall the impact on this SA Objective is uncertain although the fact it represents the redevelopment of a brownfield site has a positive impact on this element of the Objective.

## Appendix 6 Site Assessments - Full Reports

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### 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.

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### OBJECTIVE 15

Summary **Uncertain**

#### TO PROVIDE GOOD EMPLOYMENT OPPORTUNITIES FOR ALL

Overall impact is uncertain as the site is proposed for residential development; although the site is ranked in the 2nd decile of the Index of Multiple Deprivation (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.

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### OBJECTIVE 16

Summary **NA**

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

The site is proposed for residential use.

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### 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 site records a positive impact against seven of the SA Objectives. The site is proposed for residential use therefore the site would have a positive impact on SA which concerns ensuing quality housing is available for everyone. There are positive impacts against both SA2 and SA3 being positive as developing the site for residential would improve safety and security for people and property as well as creating and retaining a healthy vibrant and inclusive communities. The site is accessible to a range of essential services, facilities and employment (SA5), however it would put pressure on existing services. As the site is part brownfield and within Flood Zone 1 development of this site is unlikely to have a detrimental impact on Flooding. With the site not impacting on priority habitats and situated at a distance which is unlikely to impact on biodiversity or geodiversity, SA9 and SA11 record as a positive.

There are no overall negative impacts on the SA Objectives, however there nine which record as uncertain. This is largely due to there being insufficient information to make a definitive judgement without the benefit of a detailed development scheme. For example, the overall impact on SA Objective 6, 10 and 12 will be dependent on design and layout and the materials used for the development.

#### 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 and clarifying many of those elements where the impact is Uncertain. Given that the existing site contains greenspace this should be reflected in development proposals. The proximity to a hot food takeaway should be addressed by pursuing any future opportunities to mitigate this element.

## Todmorden

### Housing Sites in Todmorden that have not previously been subject to Sustainability Appraisal

#### LP0901 Land off Woodlands Avenue, Todmorden

##### Sustainability Appraisal Report

LP Site Ref	<b>LP0901</b>	Site Area	<b>0.73</b>	Eastings	<b>393955</b>
				Northings	<b>424630</b>
Property Name/Number	<b>Land off</b>				
Road/Street Name	<b>Woodlands Avenue</b>				
Locality					
Town	<b>Todmorden</b>				
Postcode					
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy	<b>2281</b>				
Local_Plan_Area	<b>0</b>				
Ward	<b>Todmorden Ward</b>				

##### Site Assessment Summary

<b>OBJECTIVE 1</b>	Summary	<b>Positive</b>
<b>TO ENSURE QUALITY HOUSING IS AVAILABLE TO EVERYONE</b>		
Overall a positive impact is recorded as the site is proposed for residential which would support this Objective.		
<b>OBJECTIVE 2</b>	Summary	<b>Uncertain</b>
<b>TO IMPROVE SAFETY AND SECURITY FOR PEOPLE AND PROPERTY</b>		
Overall the impact on this site is uncertain as the site is a greenfield site with no existing development.		
<b>OBJECTIVE 3</b>	Summary	<b>Uncertain</b>
<b>TO CREATE AND RETAIN HEALTHY VIBRANT AND INCLUSIVE COMMUNITIES</b>		
Overall the impact is uncertain, as although the site is within a 0-15 minute public transport journey of a town centre and meets the access criteria for GP surgeries, it is in use as an Open Space and within the Hot Food Takeaway 400m buffer.		
<b>OBJECTIVE 4</b>	Summary	<b>Uncertain</b>
<b>TO ENCOURAGE INCREASED PARTICIPATION IN CULTURAL, LEISURE, AND RECREATION ACTIVITIES</b>		
The overall impact is uncertain as the site contains an area of designated Open Space therefore there are several negative outcomes. The site does however meet the required Access to Natural Greenspace Standards and scores positively in terms of access to cultural, leisure and recreation facilities.		
<b>OBJECTIVE 5</b>	Summary	<b>Positive</b>
<b>TO IMPROVE ACCESSIBILITY TO ESSENTIAL SERVICES, FACILITIES AND EMPLOYMENT</b>		
This site scores positively against this Objective, although given the site is proposed for residential use, it is likely to increase the demand for services and facilities.		

## Appendix 6 Site Assessments - Full Reports

<b>OBJECTIVE 6</b> <b>TO RETAIN, PROTECT AND CREATE A QUALITY, LOCALLY DISTINCTIVE BUILT AND HISTORIC ENVIRONMENT</b>  Overall the impact on this SA Objective is uncertain and any impact will be dependent on the design and layout of any future development.	Summary <b>Uncertain</b>
<b>OBJECTIVE 7</b> <b>TO REDUCE THE RISK OF FLOODING AND RESULTING DETRIMENTAL EFFECTS ON PEOPLE AND PROPERTY</b>  The site is located within Flood Zone 1, the site is greenfield and therefore development has the potential to increase surface water run-off. The site is not adjacent to any water course so would not impact on the potential to create washland in the future.	Summary <b>Uncertain</b>
<b>OBJECTIVE 8</b> <b>TO REDUCE THE EFFECT OF TRAFFIC ON THE ENVIRONMENT</b>  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 and railway station.	Summary <b>Uncertain</b>
<b>OBJECTIVE 9</b> <b>TO PROTECT AND ENHANCE BIODIVERSITY AND GEODIVERSITY</b>  The overall impact against this Objective is negative. The site is within 2.5km of the SPA/SAC and 800m of a Local Wildlife Site. Is it also within and adjacent to the Wildlife Habitat Network, and is within an area where priority habitats are at a high vulnerability to climate change.	Summary <b>Negative</b>
<b>OBJECTIVE 10</b> <b>TO REDUCE POLLUTION LEVELS AND CO2 EMISSIONS TO TARGET LEVELS</b>  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.	Summary <b>Uncertain</b>
<b>OBJECTIVE 11</b> <b>TO PROTECT AND ENHANCE THE NATURAL, SEMI NATURAL AND MAN MADE LANDSCAPE</b>  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.	Summary <b>Positive</b>
<b>OBJECTIVE 12</b> <b>TO ENSURE PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES AND ENERGY</b>  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.	Summary <b>Uncertain</b>
<b>OBJECTIVE 13</b> <b>TO ENSURE EFFICIENT USE OF LAND</b>  Overall the impact on this SA Objective is negative as this is a greenfield site although it is a location appropriate for a higher density development.	Summary <b>Negative</b>
<b>OBJECTIVE 14</b>	Summary <b>Uncertain</b>

## 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, 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

The site is proposed for residential use.

### 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 site records a positive impact against three of the SA objectives. The site is proposed for residential use therefore the site would have a positive impact on SA1 which concerns ensuring quality housing is available for everyone. There is a positive impact against SA5 regarding improving accessibility to essential services, facilities and employment. The development of this site would also have a positive impact on SA11 protecting and enhancing the natural, semi-natural and man made landscape as the site is not predicted to have a significant impact on the priority habitats and is within the existing urban area.

The site records two negative impacts against Objective 9 as the site is within 2.5km of the SPA/SAC and 800m of a Local Wildlife Site. It is also within and adjacent to the Wildlife Habitat Network, and is within an area where priority habitats are at a high vulnerability to climate change. It also records a negative against SA Objective 13 as this is a greenfield site.

The vast majority of outcomes record uncertain impact. This is largely due to there being insufficient information to make a definitive judgement without the benefit of a detailed development scheme.

## MITIGATION

An overall Negative impact was recorded against Objective SA9 (to protect and enhance biodiversity and geodiversity) and SA13(to ensure efficient use of land) as well as Negative impacts recorded against a number of elements in 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, buffers to exclude ecological constraints, as well as wider measures to address other off-site issues such as the presence of nearby hot food takeaways should the opportunity arise.

# Appendix 6 Site Assessments - Full Reports

## LP1637 Land in front of Bardnor House, Todmorden

### Sustainability Appraisal Report

LP Site Ref	<b>LP1637</b>	Site Area	<b>0.66</b>	Eastings	<b>394216</b>
				Northings	<b>424643</b>
Property Name/Number	<b>Land in front of</b>				
Road/Street Name	<b>Bardnor House</b>				
Locality					
Town	<b>Todmorden</b>				
Postcode	<b>OL14 8RA</b>				
Draft Plan Proposed Use	<b>New Housing Site</b>				
Settlement_Hierarchy					
Local_Plan_Area					
Ward	<b>Todmorden Ward</b>				

### Site Assessment Summary

#### OBJECTIVE 1

Summary **Positive**

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

A positive impact is recorded as the site is proposed for residential, which 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 **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 of a town centre and within 600m of an open space, it is within 400m of a Hot Food Takeaway and further than a 15 minute public journey to a GP surgery.

#### OBJECTIVE 4

Summary **Positive**

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

Overall a positive impact is recorded against this objective. Although the site is greenfield, the site is within a Green Infrastructure Corridor, meets the Access to Natural Greenspace Standards and lies in close proximity to designated Open Space. The site also scores positively in terms of access to cultural, leisure and recreation facilities.

#### OBJECTIVE 5

Summary **Uncertain**

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

## Appendix 6 Site Assessments - Full Reports

Overall an uncertain score has been given to this site. The site scores negatively in terms of access to public transport and as the site is proposed for residential, it would impact on the demand for services and facilities.

### 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 with any impact dependent on the design and layout of any development scheme. Given that the site is quite close to the grade 2\* listed Stansfield Hall and grade 2 listed buildings Nursery Cottage and Burnt House there is the potential for harm to these heritage assets if an inappropriate development were to come forward.

### OBJECTIVE 7

Summary **Uncertain**

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

The site is located within Flood Zone 1, the site is greenfield and therefore development has the potential to increase surface water run-off. The site is also adjacent to Kiln Clough which is recorded as a negative as it will reduce 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 criteria, as development is unlikely to lead to reduced levels of traffic, but the site is within 2km of a railway station and high frequency bus route.

### 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 1.5km of the SAC/SPA, and 800m of a Local Wildlife Site. It is also within an area where priority habitats are at a medium vulnerability to climate change. It is outside the Wildlife Habitat Network, and outside the buffer of the SSSI.

### 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 **Uncertain**

#### TO ENSURE EFFICIENT USE OF LAND

# Appendix 6 Site Assessments - Full Reports

Overall the impact on this SA Objective is uncertain as the density of any development is not known for this irregularly shaped site whilst there is the potential to re-mediate a very small area where contamination exists.

## 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

An uncertain impact is recorded as the site is proposed for residential use. It is however within a positive journey time of a Primary Employment Area.

## OBJECTIVE 16

Summary **NA**

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

The site is proposed 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 only two 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.

Being allocated for residential use this allocation will have an overall Positive impact on SA Objective 1 of ensuring quality housing is available to everyone. Overall a Positive impact is also recorded against SA Objective 4 of encouraging increased participation in cultural, leisure and recreation activities. Although the allocation is greenfield, the site is within a Green Infrastructure Corridor, meets Access to Natural Greenspace Standards and lies in close proximity to designated Open Space.

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, the allocation records a Positive impact against five of the elements comprising SA Objective 5 but a Negative impact against three elements and an Uncertain impact against two elements resulting in the overall impact being Uncertain. In the case of SA Objective 6 the impact is dependent on the design and layout of any development scheme. Given that the site is quite close to the grade 2\* listed Stansfield Hall and grade 2 listed buildings Nursery Cottage and Burnt House there is the potential for harm to these heritage assets if an inappropriate development were to come forward. In relation to SA Objective 7 given that the allocation lies within Flood Zone 1 and is greenfield development has the potential to increase surface water run-off. The site is also adjacent to Kiln Clough resulting in that element of this Objective concerning the potential to create washland being recorded as Negative. In relation to SA Objective 8, development is unlikely to lead to reduced levels of traffic but it lies within 2km of a railway station and high frequency bus route and thus records both Negative and Positive impacts respectively against these elements of the Objective. For SA Objective 9 a mixture of Positive and Uncertain impacts are recorded against the elements comprising this Objective.

### MITIGATION

## Appendix 6 Site Assessments - Full Reports

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 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 wider measures to address other off-site issues such as the presence of nearby hot food takeaways should the opportunity arise.

