



Leeds
CITY COUNCIL

Site Allocations Plan Revised Publication Draft: Area Proposals for Outer North East

Sustainability Appraisal - Addendum: SA of Revised Publication Draft Outer North East

**Leeds Local Development Framework
Development Plan Document
September 2016**



OUTER NORTH EAST HMCA PUBLICATION DRAFT

ADDENDUM REPORT TO SUSTAINABILITY APPRAISAL REPORT OF SEPTEMBER 2015

1. Introduction

- 1.1 The Publication draft Leeds Site Allocations Plan was published for consultation in September 2015 for a period of 6 weeks. Following the withdrawal of the new settlement proposal at site MX2-33 Headley Hall by the landowner in September 2015, it has been necessary to reconsider the proposals for the Outer North East Housing Market Characteristic Area (HMCA) and to have a second Publication draft consultation limited to the Outer North East HMCA.
- 1.2 The Sustainability Appraisal (SA) Report published in September 2015 has been reviewed in light of the new proposals for the Outer North East HMCA and other changes arising from statutory consultee responses to the previous publication draft consultation which are specifically relevant to the HMCA or methodology for assessing sites.
- 1.3 The changes outlined in this addendum report should be read alongside the SA Report of September 2015.

2. Revisions to SA Methodology

SA Framework

- 2.1 Following the consultation response by the Coal Authority to the Sept 2015 Publication draft, Land Instability has been added as an additional decision making criteria under SA objective 18 of the SA Framework (Appendix 6 of the SA Report) as follows:

18. Reduce pollution levels	d. Will it prevent unacceptable risks from land instability?
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How the sites have been assessed against the SA objectives

- 2.2 The scoring criteria for assessing the sites against the SA objectives has been revised for two of the SA objectives in response to comments made by the Coal Authority in relation to SA18 (pollution) and by Historic England in relation to SA21 (historic environment). The scoring criteria for SA objective SA18D and SA21 is given below.

SA Objective	Assumptions Used	Scoring
SA18D	Land Instability	O Less than 5% of the site is located within a Coal Authority Development High Risk Area - More than 5% of the site is located within a Coal Authority Development High Risk Area -- One or more mine entry and/or mine entry zone of influence located within the site boundary.
SA21	Consider if site would affect	+ Existing unsightly building/site or site

Historic environment	a heritage asset. Defined by NPPF as Listed Building, Conservation Area, Registered Park & Garden, Schedule Ancient Monument (Class I and II) and Registered Battlefield.	includes Building at Risk. Development could have positive effect on the heritage value of the site subject to applying appropriate mitigation O No effect on heritage asset - Development could have negative effect on heritage asset which could be mitigated -- Development could have significant effect on heritage asset which could not be mitigated U Site within 100m of heritage asset – uncertain effect without further assessment
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3. Summarising the Identified Effects of the Site Allocations Plan

Identified Effects

- 3.1 The assessment of sites in the Outer North East HMCA against the 22 SA objectives is provided in Appendix 1 including sites proposed for allocation and safeguarded land and sites not supported for allocation.

Cumulative Effects

- 3.2 Appendix 10 of the SA Report considered the effects of the Site Allocations Plan as a whole against the SA objectives. The previous table has been amended to include considerations in relation to SA18D (land instability) and to change a number of references to sites in the Outer North East HMCA. The table summarising the significant effects of the Site Allocations Plan is provided at Appendix 2.

Mitigation

- 3.3 Appendix 11 of the SA Report identified measures to mitigate against potentially significant effects of site allocations. The table has been revised following responses from statutory consultees in relation SA18D (land instability) and SA21 (historic environment), the addition of SA18C (HSE Major Hazard Zone) together with a number of drafting corrections. The table of proposed mitigation measures is provided at Appendix 3.

4. Habitat Regulations Assessment

- 4.1 A Habitats Regulations Assessment (HRA) Screening Assessment has previously been carried out (August 2015) to determine if the Policies and site allocations of the Publication draft Leeds Site Allocations Plan (SAP) and Aire Valley Leeds Area Action Plan (AVLAAP) require an Appropriate Assessment, under the Habitats Regulations (Conservation of Habitats and Species Regulations 2010, SI no. 2010/490). This is required as a result of the need to comply with the European Habitats Directive. A Habitats Regulations Assessment (HRA) Screening Assessment has been undertaken in relation to the revised proposals for the ONE HMCA and should be considered as an Addendum to the HRA Screening Assessment prepared in August 2015.

Appendix 1

Sustainability Appraisals of proposed housing allocations. Version @ revised ONE Publication Draft 2016																						Comment								
HMCA	Ref	SHLAA	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18a	SA18b	SA18c	SA18d	SA19	SA20	SA21	SA22a	SA22b	SA22c	Comment
Outer NE	HG2-19	5166	0	0	-	-	0	-	+	0	0	0	-	-	-	-	0	-	0	+	-	0	0	0	0	0	-	0	0	
Outer NE	HG2-20	4075_5263	0	0	+	+	0	+	+	0	0	0	+	0	+	+	0	+	0	+	0	0	0	0	0	0	-	0	0	
Outer NE	HG2-22	1154_3132	0	0	+	+	0	0	+	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0	0	-	0	0	
Outer NE	HG2-25	5285	0	0	-	-	0	0	+	0	0	0	-	-	-	-	0	-	0	0	0	0	0	0	0	0	-	0	0	
Outer NE	HG2-26	1233_2158_3	0	0	0	0	0	0	+	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0	0	-	0	0	
Outer NE	HG2-27	5300	0	0	+	+	0	0	+	0	0	0	-	-	-	+	0	0	0	0	0	0	0	0	0	0	-	0	0	SA6 part of site playing fields
Outer NE	HG2-24	1153	0	0	0	0	0	0	+	0	0	0	-	-	-	+	0	0	0	0	0	0	0	0	0	0	-	0	0	SA6 whilst on edge of Bramham Village there is no direct access. SA20 existing residential site (part green and brownfield)
Outer NE	HG2-25	4150	0	0	0	0	0	0	+	0	0	0	-	0	0	+	0	0	0	0	0	0	0	0	0	0	-	0	0	
Outer NE	HG2-26	15	0	0	0	0	0	0	+	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0	0	-	0	0	
Outer NE	HG2-28	4068	0	0	0	0	0	0	+	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0	0	-	0	0	
Outer NE	MX2-39	5320	0	0	0	0	0	0	+	07	u	0	-	-	-	+	0	0	0	0	0	0	0	0	0	0	-	0	0	SA12 within 70m of Hook Moor SSSI

Sustainability Appraisals of sites not proposed for housing allocations. Version @ revised ONE Publication Draft 2016

Ref	HMCA	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18a	SA18b	SA18c	SA18d	SA19	SA20	SA21	SA22a	SA22b	SA22c	Comment	
Outer NE	n/a	361	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Outer NE	n/a	1027	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Outer NE	n/a	1055A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	SA1 part of the site in employment use
Outer NE	n/a	1055B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	1057	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	1070	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	1089	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	1094A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	1106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	1107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	1134	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	1139	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	1155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	1164	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	1165	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	1226	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	1251	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	1262	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	1271	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	1291	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	1292	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	1293	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	1294	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	1301	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	1367	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	1368	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	2059	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	2067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	3114	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	3128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	3130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	3131	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	3133	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	3134	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	3135	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	3136	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	3310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	3317	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	3129	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	3322	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	3325	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	3332	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	3334	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	3371	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	3375	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	3391	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	4065	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	4154	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	4166	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	4170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	4176	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	4221	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	4229	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Outer NE	n/a	42																												

Sustainability Appraisals of sites not proposed for housing allocations. Version @ revised ONE Publication Draft 2016

Ref	SHLAA	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18a	SA18b	SA18c	SA18d	SA19	SA20	SA21	SA22a	SA22b	SA22c	Comment
n/a	5319	0	0	-	0	-	+	+	07	u	--	--	--	--	--	0	--	0	0	0	0	--	--	u	--	0	0	0	SA12 result in loss of western end of Becca Banks LWS, semi natural ancient woodland and wider implications for neighbouring sites.
n/a	5341	0	0	+	+	0	0	+	0	0	--	--	--	--	+	0	--	0	0	0	0	--	--	0	0	0	0	0	

Appendix 2
Site Allocations Plan - Sustainability Appraisal Report
Summary of Effects

Type of Effect		Geographical Scale	
++	Significant positive effect	L	Local
+	Positive effect	R	Regional
O	Neutral effect	N	National
?	Uncertain effect	G	Global
-	Negative effect		
--	Significant negative effect		
Likelihood		Timescale	
H	High	S	Short term
M	Medium	M	Medium term
L	Low	L	Long term
Permanence			
P	Permanent		
T	Temporary		

SA Objective	Geographical Scale	Permanence	Timescale	Likelihood	Assessment	Justification
SA1 – Employment Opportunities	R & L	P	S-L	H	++	<ul style="list-style-type: none"> • Employment allocations and mixed use allocations providing employment (including retail uses). New and retained allocations • The distribution of employment allocations aligns closely with the main urban area and regeneration areas, reflecting Core Strategy Policy SP1 with significant concentrations in the south and east of the district • The City Centre is the focus for office development (Policy SP3) providing an accessible location from within and beyond Leeds, including regeneration areas • There will be some loss of existing employment sites to housing use, creating a negative effect, however overall the

SA2 – Economic Conditions	R & L	P	S-L	H	++	<p>SAP will have a significant positive effect in terms of SA11.</p> <ul style="list-style-type: none"> • Employment allocations and mixed use allocations providing employment (including retail uses). New and retained allocations • City Centre focus for office and retail development. • Supporting investment in the City Centre and boundary changes to existing town centre uses identifying opportunities for new development (which TCs?) • Reflecting Core Strategy objectives for the role of the City Centre and Town Centres (Policy SP1 & SP3) • Providing employment allocations in regeneration areas will encourage investment in those areas. • New housing allocations attracting investment by developers. New residents sourcing the job market, maintaining the economy and accessing services in the CC and TCs and other local services
SA3 – Education	L	P	S-L	M	+	<ul style="list-style-type: none"> • Allocation of land to accommodate new and extended schools to address increased demands for school places arising from new housing – phased to address housing needs • Beyond the scope of the SAP to increase participation in education and qualifications in disadvantaged communities and BME groups, however by supporting new development in the regeneration areas this may indirectly provide opportunities for increased participation, for example through new employment. Supported by Core Strategy Spatial Policy 8.
SA4 - Health	L	P	S-L	M	+	<ul style="list-style-type: none"> • Protection of existing greenspace and designation of new areas of greenspace to enable existing and new communities to have access to greenspace. Enabling recreation and healthy lifestyles. • Promoting accessible locations for new development. • Beyond the scope of the SAP to enable improved access to health facilities. It is the role of NHS England/CCGs/ and GP and dental surgeries to respond to increased demands for health care arising from new housing who have been consulted.

SA5 – Crime	L	P	S-L	M	?	<ul style="list-style-type: none"> Beyond the scope of the SAP to address rates of crime
SA6 – Culture, leisure & recreation	R & L	P	S-L	M	+	<ul style="list-style-type: none"> New housing in the City Centre and locations with access to existing facilities and attractions across the City will support participation New employment allocations directed to the City Centre and Town Centres will support and may increase patronage of existing facilities Retail policies protecting the City Centre and Town Centre boundaries will reinforce the role and attraction of centres In some circumstances, new housing allocations propose development of existing community facilities. However overall, the effect on SA6 is considered to be positive
SA7 – Housing	L	P	S-L	H	++	<ul style="list-style-type: none"> The number and distribution of new housing provided through the proposed housing allocations reflects Policy SP7 of the Core Strategy and the Leeds SHMA The delivery of the housing allocations will be expected to provide affordable housing reflecting Policy H5 of the Core Strategy The SAP will not address the number of empty and unfit homes, however other Council strategies address this (Empty Homes Strategy) The delivery of a mix of housing types will be expected to address the requirements of Core Strategy Policy H4 Sites are proposed for Gypsies and Travellers (Policy H7) Sites are proposed for elderly people (Policy H8) The delivery of the new housing allocations will be assessed against national housing standards for energy efficiency
SA8 – Social inclusion & participation	L	P	S-L	M	+	<ul style="list-style-type: none"> Employment and mixed use allocations will provide opportunities for investment and new employment, particularly sites in the Regeneration Areas and the City Centre Sites located in accessible areas will enable access to existing services. Sites in less accessible areas will need appropriate mitigation to ensure improved accessibility Protecting greenspace areas will provide opportunities for participation

SA9 – Community cohesion	L	P	M-L	H	0	<ul style="list-style-type: none"> The number of new housing allocations potentially challenges the social cohesion of existing communities particularly in the outlying areas on the edge of the Main Urban Area and Major Settlements. Development of new sites in the Green Belt places new pressures on existing communities to accommodate the needs of new residents for example school places and health provision and the effect of increased traffic levels. Appropriate mitigation will be needed through design / landscape treatment, infrastructure, phasing New housing and employment allocations would however provide for identified needs established and agreed through the Adopted Core Strategy, for example through providing new homes for people currently unable to find local housing. New communities will also be established as part of the large scale housing allocations where new facilities and infrastructure will be required.
SA10 – Greenspace	L	P	S-L	H	+	<ul style="list-style-type: none"> The SAP proposes the continued protection of existing UDP greenspace designations where they are still in a green space use and the protection of new or previously undesignated green space identified through the audit of sites across the Leeds district. This protects the quantity of green space across the city and access of communities to it (standards are set in Policy G3). Deficiencies of greenspace are identified in the Green Space Background Paper. Through new housing allocations, provision for new on-site green space will be sought under Core Strategy Policies G4 and G5 which will increase green space provision but will not necessarily address identified deficiencies. However through consideration of individual planning applications the type of new greenspace provided could be informed by the existing deficiencies within the local area.
SA11 – Greenfield and brownfield land	L	P	S-L	H	+	<ul style="list-style-type: none"> The SAP seeks to maximise the delivery of brownfield land. New housing requirements for the Leeds district new housing allocations need to comprise both brownfield and greenfield land in order to provide for the housing requirements

	L	P	S-L	M	-	<p>established and agreed in the Adopted Core Strategy. Appropriate phasing will be used to ensure the release of brownfield sites early in the plan period whilst achieving a balanced supply of housing across the HMCAs. Greenfield sites in regeneration areas in the more accessible locations will need to be come forward in the early phases. Greenfield sites in other areas will come forward in later phases.</p> <ul style="list-style-type: none"> The majority of the proposed allocations for general employment are greenfield sites, but the majority of allocations for office use are brownfield. On, balance the overall effect on SA11 is considered to be neutral. The majority of sites will have no significant ecological impact A number of the proposed allocations will potentially affect sites with nature conservation value, including sites designated as Sites of Ecological or Geological Importance (SEGI), Leeds Nature Areas (LNAs) or habitats identified in the Leeds Biodiversity Action Plan or UK Biodiversity Action Plan Priority Habitats or within the Leeds Habitat Network. It is important that appropriate measures are used to protect areas with biodiversity value through site specific requirements or Core Strategy policies. On some sites, this will not be possible, for example Thorp Arch (EMP00326), Moortown Golf Course (5172 and 5173), Low Mills Guiseley (2038), Horsforth Campus (5009)
SA12 – Biodiversity and geological conservation	L	P	S-L	M	-	<p>The strategy for the location of new development was established through the Policy SP10 which directs development to more sustainable locations within the settlement hierarchy, thereby directing growth to areas with public transport to the car and existing services. However some sites particularly in the more outlying areas are less accessible and appropriate mitigation will be sought to address this. Some of the larger sites with poor accessibility given their scale offer opportunities to provide new infrastructure to address the existing accessibility limitations,</p>
SA13 – Greenhouse emissions	L	P	S-L	H	-	

SA14 – Flood risk	R & L	P		S-L	H	-	<p>eg East of Garforth (1232B) and Parlington (MX2-39)</p> <ul style="list-style-type: none"> Sites in highest flood risk zone sieved out (Zone 3B) SuDS are now required for all development since April 2015, which helps to manage flood risk. Natural Resources & Waste Local Plan (NRWLP) flood risk policies provide a way to manage flood risk on all sites. The flood risk sequential test shows that in some HMCAs it is not possible to meet the housing target without allocating some sites in flood zones 2 and 3a. The sites in Zone 2 and 3a will need to show that they have adequate mitigation for flood risk and do not make flood risk worse elsewhere. This is in accordance with the flood risk policies in the NRWLP. <p>Where sites are allocated for housing in zone 3a an exceptions test is also required and this means that a detailed flood risk assessment must be available for each of those sites. In some cases FRAs will already have been prepared but on wholly new sites that have not previously been considered for development, a new FRA will have to be prepared.</p>
SA15 – Transport network	R & L	P		S-L	H	-	<ul style="list-style-type: none"> The strategy for the location of new development was established through Core Strategy Policy SP1 which directs development to more sustainable locations within the settlement hierarchy, thereby directing growth to areas with public transport to the car and existing services. However some sites particularly in the more outlying areas are less accessible and appropriate mitigation will be needed to address this. Some of the larger sites with poor accessibility given their scale offer opportunities to provide new infrastructure to address the existing accessibility limitations, eg East of Garforth and Parlington Given the scale of growth established through the Core Strategy there will inevitably be a cumulative impact on traffic levels across the Leeds district, which will have an impact on the capacity of existing roads. Appropriate mitigation will be required to minimise the effect on the road network
SA16 – Local needs	L	P		S-L	H	+	<ul style="list-style-type: none"> The strategy for the location of new development was established through the Core Strategy Policy SP1 which

	L	P					<p>directs development to more sustainable locations within the settlement hierarchy. Many of the proposed allocations provide access to the existing services within the City Centre, town centres and other locations. For less accessible locations mitigation will be needed to enable access.</p> <ul style="list-style-type: none"> The growth supported by the employment, housing and mixed use allocations will attract new investment and by achieving access to the City Centre and town centres will support existing businesses. Existing Core Strategy policies provide a policy framework for addressing local needs through the housing mix (Policy H4) and affordable housing (Policy H5). The SAP proposes allocations for gypsies and travellers (supported by Core Strategy Policy H7) and identifies sites suitable for elderly accommodation (supported by Core Strategy Policy H8).
SA17 – Waste	L	P	S-L	M	0		<ul style="list-style-type: none"> The NRWLP identifies sites for waste management. A number of the proposed allocations lie within 100m of designated waste sites. Appropriate measures will need to be used to alleviate any potentially harmful effects.
SA18 – Pollution	L	P?	S-L	M	-		<ul style="list-style-type: none"> The proposed allocations include a number of contaminated sites. This provides opportunities to improve the site conditions through appropriate remediation measures. Effects on air quality/emissions particularly for sites in the less accessible locations may lead to increased car usage and therefore increased pollution. Appropriate mitigation is needed through measures to improve accessibility In relation to land instability the site allocations proposed in the plan promote development in Coal Authority DHRAs and close to MZIs. Developers are already required to undertake Coal Mining Risk Assessments for development in DHRAs in accordance with saved UDPR Policy GP5 and NRWLP Policy Minerals 3. Mitigation of coal mining legacy issues may increase site development costs although this will depend on the specific site conditions. Where extraction of near surface coal is economically viable it could help to increase the viability of site development. An overall negative score

								<p>because is given but there may be a very small but inherent longer term risk where coal is left in the ground or with development around MZIs.</p> <ul style="list-style-type: none"> The effects on water quality will need to be mitigated, for example through Sustainable Urban Drainage Systems (Sustainable Urban Drainage in Leeds SPG), NRWLP Policy Water 7 drainage standards and the Minimal Development Control Standards for Flood Risk.
SA19 – Landscape	L	P	S-L	M	-			<ul style="list-style-type: none"> A number of the sites proposed for allocation contain Tree Preservation Orders or areas worthy of designation as TPOs. UDP & Core Strategy policies and the Neighbourhoods for Living SPG should be applied to assess the landscape value of the sites. A number of the proposed allocations lie within Special Landscape Areas, however this is small compared to the total number of sites proposed for allocation by the SAP. UDP & Core Strategy policies and the Neighbourhoods for Living SPG should be applied to assess the landscape value of the sites and value within the wider area.
SA20 - Local distinctiveness	L	P	S-L	M	0			<ul style="list-style-type: none"> The number of new housing allocations potentially challenge the objective of retaining local distinctiveness, particularly in the outlying areas on the edge of the Main Urban Area and Major Settlements. Development of new sites in the Green Belt needs to be treated sensitively with appropriate design and landscape requirements (UDP and Core Strategy policies and the Neighbourhoods for Living SPG). However the overall affect on SA20 given the number of allocations proposed is considered to be neutral.
SA21 – Historic environment	L	P	S-L	M	0			<ul style="list-style-type: none"> A number of sites include or lie within close proximity to a heritage asset (Listed Building, Conservation Area, Scheduled Ancient Monument, Registered Park and Garden, Registered Battlefield). Sensitive locations include Bramham Park, Parlington, Temple Newsham and Roundhay Park Appropriate mitigation will be needed to preserve the character of heritage assets through UDP and Core Strategy policies and planning conditions or agreements identified

SA22 – Energy & natural resources	L	P	S-L	H	--	<p>through the development management process</p> <ul style="list-style-type: none"> The SAP provides an opportunity to bring positive benefits to improve / cross subsidise the renovation of some heritage assets for example Kirkgate (White Cross Hall) and Holbeck Urban Village (Temple Mills)
						<ul style="list-style-type: none"> Proposing new allocations places pressure on resource consumption (water and energy). Core Strategy policies however promote greater use of renewable energy/energy efficiency in design of new buildings. NRWLP policies help us to manage resource use in the face of unprecedented demand for resources. A large number of proposed allocations are brownfield sites, however there are a significant number of greenfield sites, including agricultural land. The release of greenfield sites will be managed through the phasing strategy. A number of the proposed allocations are within Mineral Safeguarding Areas for either coal or sand and gravel. These will need to have regard to policies Minerals 2 and 3 in the NRWLP which seek to prevent the resource from being sterilized by development.

Appendix 3

Site Allocations SA – Definition of Significant Negative Effects and associated mitigation

SA Objective	Score	Definition	Mitigation			
			Site Requirement	NPPF Policy	Core Strategy Policy	Other Policy / Development Management
SA1 Employment	-	Existing employment use or employment allocation	Mixed use development incorporating employment use			Planning conditions attached – local employment agreements for construction period
	--	Single employment site or employment allocation in a smaller settlement	Mixed use development incorporating employment use			Planning conditions attached – local employment agreements for construction period
SA2 Economic growth	-	Existing employment use or employment allocation	Mixed use development incorporating employment use			
	--	Single employment site or employment allocation in a smaller settlement	Mixed use development incorporating employment use			
SA3 Education	-	Outside accessibility zones for primary and secondary education	Improve access as part of transport accessibility requirements. In some circumstances a new school may be delivered on site.	Para.37 balance of land uses within area, minimising journey lengths to employment,	Spatial Policy 1 (vi) recognise new and existing infrastructure in delivering future	Contributions from Community Infrastructure Levy (CIL)

				<p>shopping, leisure, education and other activities. Para.38 large scale developments, key facilities eg primary schools should be within walking distance of most properties. Para. 72 Sufficient choice of schools places to meet needs of existing and new communities. Give great weight to need to create, expand or alter schools.</p>	<p>development Policy T2 accessibility requirements and new development</p>	
<p>SA4 Health</p>	<p>-</p>	<p>Outside accessibility zones for primary health facilities</p>	<p>Improve access as part of transport accessibility. In some circumstances new health facilities may come forward as part of site delivery, subject to NHS/GPs identifying demand.</p>	<p>Para.37 balance of land uses within area, minimising journey lengths to employment, shopping, leisure, education and other activities. Para.38 large scale developments, key facilities should be within walking distance of most properties.</p>	<p>Spatial Policy 1 (vi) recognise new and existing infrastructure in delivering future development Policy T2 accessibility requirements and new development</p>	<p>Building for Tomorrow Today SPD – design of developments to address health and wellbeing</p>
<p>SA5</p>	<p>N/A</p>					

Crime	crime					
SA6 Culture, leisure & recreation	-	Inaccessible/remote location	Improve access as part of transport accessibility requirements.	Para.32 all developments generating significant amounts of movement should be supported by Transport Statement or Transport Assessment. Para.35 exploit opportunities for sustainable transport modes. Para.37 balance of land uses within area, minimising journey lengths to employment, shopping, leisure, education and other activities.	Policy T2 accessibility requirements and new development	
SA7 Housing	--	Loss of existing leisure facility	Provide replacement facility on alternative site.		Policy T2 accessibility requirements and new development	
SA8 Community participation	-	All non-residential uses	Potentially provide mixed use development if appropriate to site, however this may be contrary to the allocation of the site		Policy T2 accessibility requirements and new development	
SA8 Community participation	-	Poor accessibility to existing services	Improve access as part of transport accessibility requirements.	Para.37 balance of land uses within area, minimising	Policy T2 accessibility requirements and new development	

				<p>journey lengths to employment, shopping, leisure, education and other activities. Para.38 large scale developments, key facilities should be within walking distance of most properties.</p>		
<p>SA9 Community cohesion</p>	-	<p>Site out of scale with settlement scale</p>	<p>Reduce scale of site so appropriate size for settlement</p>	<p>Para.58 developments respond to local character and history.</p>	<p>Spatial Policy 1 (iii) for development to respect and enhance the local character and identity of places and neighbourhoods. Policy P10 (i) the size, scale, design and layout of the development is appropriate to its context and respects the character and quality of surrounding buildings; the streets and spaces that make up the public realm and the wider locality.</p>	<p>Neighbourhoods for Living SPG Planning application process consider detailed design and landscaping to reduce impact.</p>
	-	<p>Loss of existing community facility (eg sports club,</p>	<p>Provide replacement facility on alternative site.</p>			

	--		allotments) Site significantly out of scale with settlement scale	Reduce scale of site so appropriate size for settlement.	Para.58 developments respond to local character and history.	Spatial Policy 1 (iii) for development to respect and enhance the local character and identify of places and neighbourhoods. Policy P10 (i) the size, scale, design and layout of the development is appropriate to its context and respects the character and quality of surrounding buildings; the streets and spaces that make up the public realm and the wider locality.			
SA10 Greenspace	--		Access to 0-1 greenspace typologies (types)	Provide new greenspace on site, over and above site requirement.		Policy G4 new greenspace provision, including locations with greenspace deficiency	CIL		
	--		Existing greenspace use on site	Provide replacement greenspace on alternative site or increase quality and/or range of greenspace types on existing greenspace sites in the	Para.74 replaced by equivalent or better provision in terms of quantity and quality in a suitable location	Policy G6 protection and redevelopment of existing greenspace. (ii) the greenspace is replaced by an area			

			locality.		of at least equal size, accessibility and quality in the same locality , (iii) redevelopment proposals demonstrate a clear relationship to improvements of existing greenspace quality in the same locality.	
SA11 Greenfield / brownfield	--	Greenfield site	Cannot be addressed. On site. Identify alternative brownfield site			
SA12 Biodiversity or geological interests	-	Ecological support with mitigation	Ecological Impact Assessment. Boundary change or protect affected area from development within the site, eg greenspace/landscaping/biodiversity buffers. Specialist ecological management company to take on long-term management and monitoring of retained ecological areas.	Section 11 – Conserving and enhancing the natural environment Para. 109 – minimising impacts on biodiversity and providing net gains in biodiversity Para. 118 – avoiding significant harm	Policy G8 protection of important species and habitats – account taken of adverse impact through protection, mitigation, enhancement and compensatory measures Policy G9 – no significant adverse impact on integrity or connectivity of the Leeds Habitat Network, and seeking a positive	Planning application to consider design of layout and use relevant conditions where necessary Biodiversity & Waterfront Development SPD. Building for Tomorrow Today SPD.

					contribution to the habitat network	
					<p>Policy G8 protection of important species and habitats – account taken of adverse impact through protection, mitigation, enhancement and compensatory measures</p> <p>Policy G9 – no significant adverse impact on integrity or connectivity of the Leeds Habitat Network, and seeking a positive contribution to the habitat network</p>	<p>Planning application to consider design of layout and use relevant conditions where necessary</p> <p>Off-site compensation may require S106 or CIL</p>
					<p>Section 11 – Conserving and enhancing the natural environment</p> <p>Para. 109 – minimising impacts on biodiversity and providing net gains in biodiversity</p> <p>Para. 118 – avoiding significant harm through mitigation or as a last resort compensation</p>	
				<p>Ecological Impact Assessment.</p> <p>Boundary change or protect affected area from development within the site, eg greenspace/landscaping/biodiversity buffers.</p> <p>Specialist ecological management company to take on long-term management and monitoring of retained ecological areas.</p> <p>Off-site compensation (as a last resort) to be agreed to ensure it is appropriate – in a location that contributes to the Leeds Habitat Network and provides long-term specialist management.</p>		
	No ecological support					
--						
SA13 Greenhouse emissions	-	Accessibility score ranking 2	Submission of Transport Assessment demonstrating improvements to accessibility of site	Para.37 balance of land uses within area, minimising journey lengths to employment, shopping, leisure,	Policy T2 accessibility requirements and new development	<p>Building for Tomorrow Today SPD. Travel Plans SPD. CIL</p> <p>NRWLP – AIR1 –</p>

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

<p>SA14 Flood risk</p>	<p>-</p>	<p>Flood zone 3 and brownfield</p>	<p>If Sequential Test applied and alternative sites with lower flood risk not located, identify mitigation measures to address the Exception Test</p>	<p>Para.93 planning should secure radical reductions in greenhouse gas emissions</p> <p>Para.102 Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.</p> <p>Para. 102 If following application of the Sequential Test, it is not possible; the Exception Test can be applied if appropriate. For the Exception Test to be passed: demonstrate that the development provides wider</p>	<p>Policy EN5 manage and mitigate flood risk by (i) avoiding development in flood risk areas by applying the sequential approach and where this is not possible by mitigating measures, in line with the NPPF</p>	<p>NRWLP – policies WATER3-7 – a set of policies designed to help manage flood risk. Building for Tomorrow Today SPD. CIL contributions.</p>
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				<p>sustainability benefits to the community that outweigh flood risk (informed by a Strategic Flood Risk Assessment); and a site specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible reduce flood risk overall</p>		
	--	Flood zone 3 and greenfield	Mitigation measures?			<p>NRWLP – WATER 4 – making space for water; WATER5 – residual risk assessment required in zones of rapid inundation; WATER6 – FRAs required; WATER7 – reduction in the</p>

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

		ranking 1	improvements to accessibility of site and vehicular access	generating significant amounts of movement should be supported by Transport Statement or Transport Assessment . Para.35 exploit opportunities for sustainable transport modes. Para.37 balance of land uses within area, minimising journey lengths to employment, shopping, leisure, education and other activities. Para.38 large scale developments, key facilities eg primary schools should be within walking distance of most properties.	new development	
SA16 Local needs met locally	-	Accessibility score ranking 2	Submission of Transport Assessment demonstrating improvements to accessibility of site	Para.37 balance of land uses within area, minimising journey lengths to employment, shopping, leisure, education and other activities.	Policy T2 accessibility requirements and new development	Travel Plans SPD. CIL contributions NRWLP- Waste3 – provision of local waste facilities to ensure self-

					Para.38 large scale developments, key facilities eg primary schools and local shops should be within walking distance of most properties.		sufficiency in managing waste;
				Submission of Transport Assessment demonstrating improvements to accessibility of site	Para.37 balance of land uses within area, minimising journey lengths to employment, shopping, leisure, education and other activities. Para.38 large scale developments, key facilities eg primary schools and local shops should be within walking distance of most properties.	Policy T2 accessibility requirements and new development	
		Accessibility score ranking 1					
	--						
SA17 Waste	--	Designated waste site			National Planning Policy for Waste	Policy EN6 sets targets for waste arisings and provides over-arching strategy	Building for Tomorrow Today SPD. NRWLP –Chapter 4 and all Waste policies
SA18 Pollution							

A. Contaminated land	N/A No negative scores						NRWLP – LAND1 – remediation required on contaminated sites.
B. Air	-	Air Quality Management Area for Air Quality	Submission of Air Quality Assessment and apply mitigation measures where air quality issues identified, eg through detailed site design.				NRWLP – AIR1 – low emission measures required for all major development.
C. HSE Major Hazard Zone	-	Site within HSE Major Hazard Zone		Para.109, 120, 121 and 172			HSE statutory consultee on planning applications within Major Hazard Zone – Advise on appropriate mitigation
D. Land Instability	-/ --	In Coal Authority DHRAs or MZIs	General site requirement cross referencing UDP and NRWLP policies	Para. 109, 120, 121 and 166	N/A		Saved UDP Policy G5 and NRWLP Minerals 3 set out requirements in relation to land instability and coal mining legacy areas
SA19 Landscape	-	Woodland coverage and hedges or attractive landscape lost	Provide replacement landscaping mitigation on site	Section 11 – conserving and enhancing the natural environment		Policy G8 protection of important species and habitats – account taken of adverse impact	UDP policy N8 urban green corridors, policy N24 greening the Green Belt edge,

					<p>through protection, mitigation, enhancement and compensatory measures</p>	<p>policy N26 and LD1 landscape scheme requirement</p> <p>Neighbourhoods For Living SPG</p> <p>Guideline</p> <p>Distances from Development to Trees</p> <p>NRWLP – LAND2 – trees lost through development must be replaced at a rate of 3 replacement trees for every 1 lost.</p>
	<p>--</p>	<p>Special Landscape Area and / or subject to Tree Preservation Order</p>	<p>Boundary change or protect affected area from development within the site, eg greenspace/landscaping or provide replacement landscaping / retain TPO trees</p>		<p>Policy G8 protection of important species and habitats – account taken of adverse impact through protection, mitigation, enhancement and compensatory measures</p>	<p>UDP policy N8 urban green corridors, policy N24 greening the Green Belt edge, policy N26 landscape scheme requirement , policy N37 Special Landscape Areas and policy LD1 landscape schemes</p>

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

<p>SA21 Historic environment</p>	<p>-</p>	<p>Development could have negative effect on heritage asset which could be mitigated</p>	<p>Development could have significant effect on heritage asset which could not be mitigated</p>	<p>Where mitigation is achievable - i) Standard site requirement referring to the need to preserve or enhance the heritage asset; or ii) Site specific requirement providing tailored requirements reflecting the individual nature of the site and location</p>	<p>Para.58 developments respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.</p>	<p>and spaces that make up the public realm and the wider locality.</p>	<p>Neighbourhoods for Living SPG. Street Design Guide SPD. Conservation Area Appraisals. Village & Neighbourhood Design Statements. NRWLP – MINERALS8 – reopening of former quarries to provide stone for the repair of historic buildings.</p>
<p>SA22 Energy and natural resources</p>	<p>--</p>	<p>Grade 1, 2 or 3A</p>	<p>Grade 3B or 4</p>				
<p>A. Agricultural Land</p>	<p>-</p>	<p>Para.112 Where significant development of</p>					

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

				<p>national importance are not needlessly sterilised by non-mineral development. Set out policies to encourage the prior extraction of minerals, where practicable and environmentally feasible, if it is necessary for non-mineral development to take place.</p>		
	-	<p>Within buffer zone of designated minerals site</p>	<p>Avoiding conflicts between mineral uses and other development by considering the impact of mineral uses on other uses in close proximity.</p>	<p>Para 143 – planning authorities should set out policies to avoid unacceptable impacts from mineral operations</p>		<p>NRWLP policy MINERALS 9</p>

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**Site Allocations Plan
Revised Publication Draft: Area Proposals for Outer North East**

**Sustainability Appraisal - Addendum:
SA of Revised Publication Draft
Outer North East**

Leeds Local Development Framework
Development Plan Document

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