CALDERDALE LOCAL PLAN

SUSTAINABILITY APPRAISAL OF LOCAL PLAN MAIN MODIFICATIONS: APPENDIX 4B

SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS TO THE PUBLICATION VERSION OF THE LOCAL PLAN APPENDIX 1 'SITES ALLOCATIONS SUPPORTING INFORMATION' (AUGUST 2018)

Calderdale Metropolitan Borough Council

August 2022

APPENDIX 4B: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS (SITE ALLOCATIONS)

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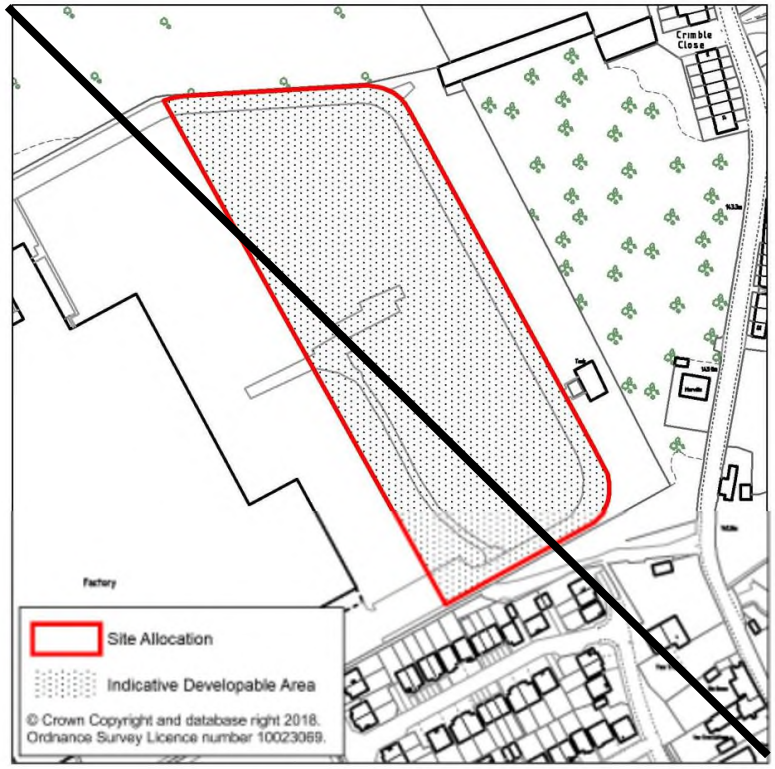
Mod Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
MM141	2	1.1	This document expands on the information about the land allocations in Policies SD5 (Employment), SD6 (Mixed Use) and SD7 (Housing) of the Local Plan and is intended to assist developers in formulating detailed proposals to bring sites forward. *The document also includes supporting information on Minerals and Waste Allocations (Policy MS5 and WA2).* The sites are listed both by allocation type and the nine Local Plan Areas. Map 1.1 is a key map showing all of the Local Plan Areas with Maps 1.2 to 1.10 showing the land allocations within the individual Local Plan Areas. ~~Detailed information about how the sites were assessed can be found in the document "Site Allocations Assessment Methodology Local Plan – Publication Draft".~~ Each site schedule is accompanied by a site plan showing both the site boundary and the indicative developable area which is based on constraints identified ~~in~~ *from* the site assessment ~~process~~. The lists of reports required and site-specific considerations direct those wishing to bring schemes forward to the most relevant issues to be addressed. **These lists are not exclusive and other matters may arise at the detailed planning stage *in accordance with Local Plan policy and Local List requirements, such as an Air Quality Assessment which will be required on most Local Plan allocations***. Similarly, the ~~indicative~~ developable area*s are indicative and* may be subject to ~~minor~~ change~~s when~~ based on the evidence provided *at the planning application stage* an*d when* ~~an~~ actual development scheme*s* ~~is~~ *are* drawn up.	Clarification	The revised text is an update to supporting text and included for clarification purposes. There are no substantive implications for the SA Objectives resulting from the clarification.

BRIGHOUSE EMPLOYMENT ALLOCATIONS

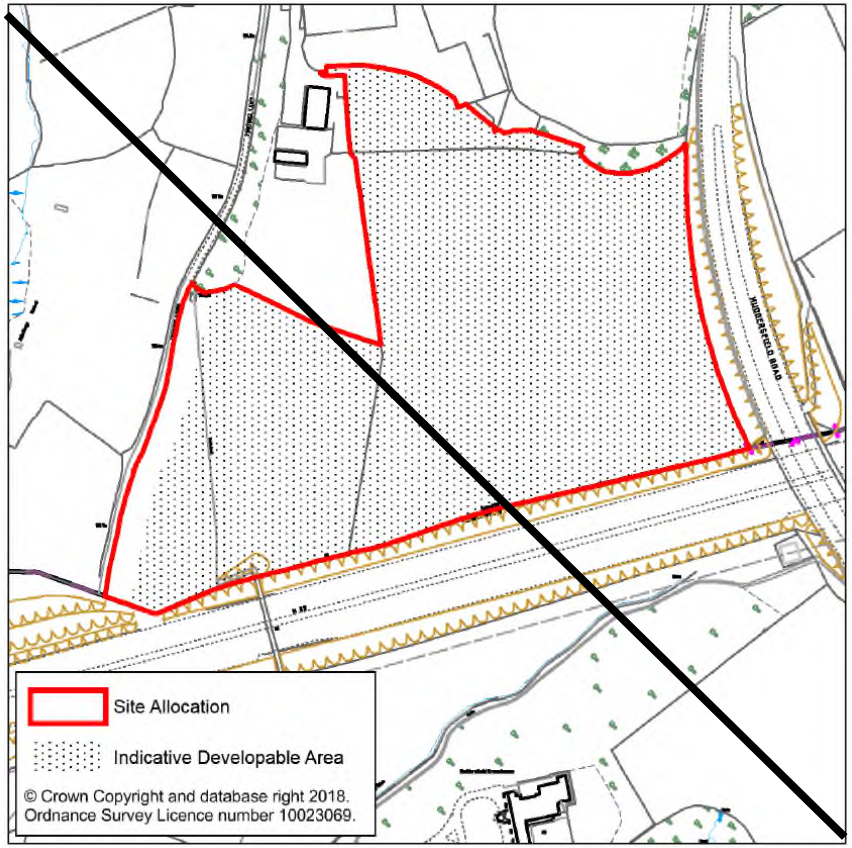
Mod Reference	Page	Para/Table / Box/Policy	Tracked change	Reason	Implication for previous SA Findings
MM142	12	LP0032	~~**Land to the rear of Crosslee PLC, Brighouse Road, Hipperholme, Brighouse, HX3 8DE**~~	Update	No change when assessed as a Mixed Use site

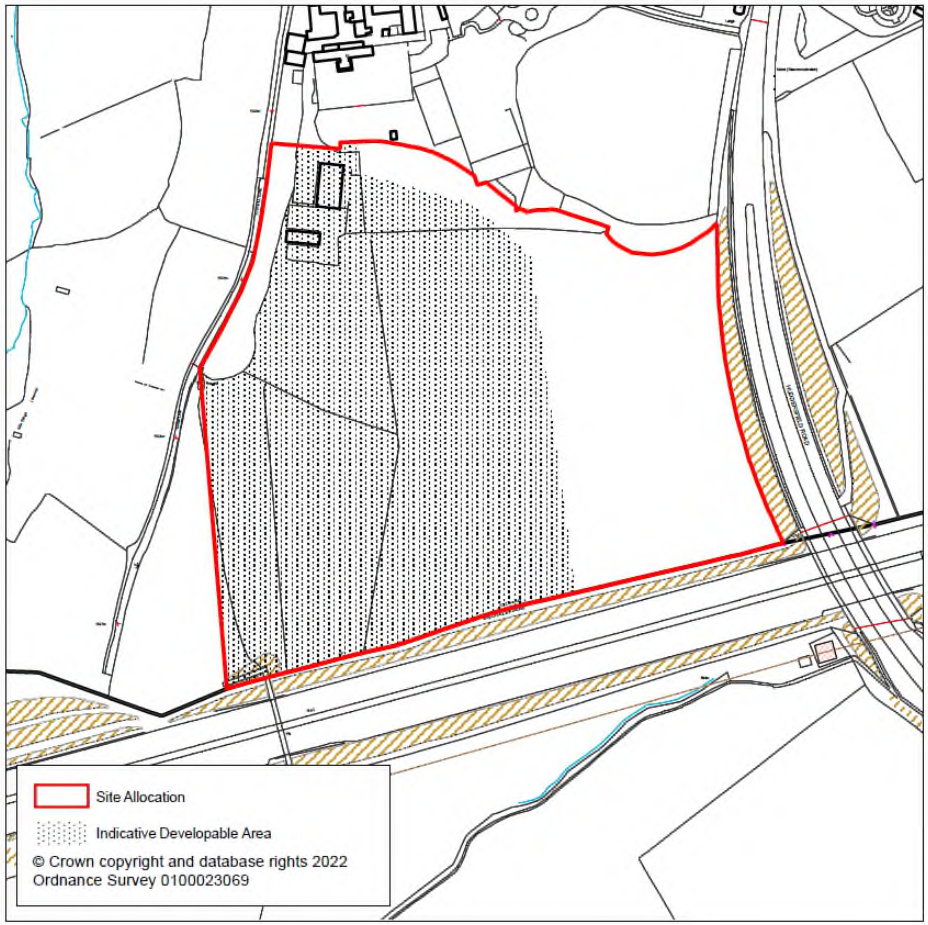
Mod Reference	Page	Para/Table / Box/Policy	Tracked change	Reason	Implication for previous SA Findings
			~~Site area (Ha)~~ ~~1.94~~ ~~Indicative developable site area~~ ~~1.94~~ ~~Total B floorspace (sq m)~~ ~~7760~~ ~~Appropriate uses~~ ~~B1c~~ ~~Land type~~ ~~Brownfield~~ ~~Ownership~~ ~~Private~~  ~~Constraints~~ ~~- Potential for surface water flooding~~ ~~- Proximity to Grade II Listed Building (1 and 2 Yew Trees) and historic park~~ ~~- Archaeology (PRN 2599)~~ ~~- Location of storm water tank~~ ~~- AQMA (No 7 Hipperholme)~~ ~~- Contaminated land~~		compared to the now deleted employment allocation

Mod Reference	Page	Para/Table / Box/Policy	Tracked change	Reason	Implication for previous SA Findings
			~~Reports required~~ — ~~- Flood Risk Assessment~~ ~~- Site investigation (drainage)~~ ~~- Transport Assessment (including assessment of Hipperholme cross roads) & Travel Plan~~ ~~- Access proposals and mitigation proposals and design.~~ ~~- Noise Impact Assessment~~ ~~- Predetermination Archaeological Evaluation~~ ~~- Contaminated Land Assessment~~ ~~Site Specific Considerations~~ — ~~- Provision of SuDS~~ ~~- Good quality design and layout~~ ~~- Highway improvements to access~~ ~~- Highway mitigation is likely to be required at Hipperholme Crossroads, subject to assessment~~ ~~- Consideration of guidance in the West Yorkshire Low Emission Strategy~~ ~~- Mitigation for any noise impact~~		
MM143	13	LP0332	Site Area ~~0.53~~ *0.52* Developable Area ~~0.53~~ *0.52* Appropriate Uses ~~B1c/~~B2, *E(giii)*	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM144	14	LP0585	Appropriate Uses ~~B1c~~ *E(giii)* **Site Specific Considerations** - Provision of SuDS. - ~~Consideration of recommendations in the Heritage Impact Assessment~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.*	Clarification	No Change to the SA Site assessment carried out in the SA of the

Mod Reference	Page	Para/Table / Box/Policy	Tracked change	Reason	Implication for previous SA Findings
			- Provision of 10m stand off to the river - Highway improvements Birds Royd Lane- extension and provision of turning head		Local Plan 2017
MM145	15	LP1232	Site Area (ha) ~~25.42~~ *25.33* Indicative developable site area ~~21.38~~ *21.27* Total ~~B~~ *Employment* Floorspace (sq m) ~~49177~~ *45789* Appropriate Uses ~~B1,~~ B2, B8, *E(g)* **Constraints** - Topography - Potential surface water flood risk - Potential to contain archaeological remains (PRN3503) - UK BAP priority habitat – Alegar Bank Wood - Lowland Mixed deciduous woodland - Wildlife Habitat Network - disused railway corridor - Potential land contamination - Potential air quality impact *- Tree Preservation Orders* *- Public Right of Way (Brighouse 135)* *- History of coal mining on the site* *- Potential Protected Species (bats) on site* **Reports Required** - Surface water/drainage network assessment and historical analysis of Henshaw Drain - Flood Risk Assessment - Predetermination Archaeological Evaluation - Strategic Transport Assessment - Detailed traffic modelling at specified junctions and demonstration of accessibility by non-car modes. - Preliminary Ecological Appraisal - Ecological Impact Assessment and Ecological Management Plan. - Contaminated Land Assessment - Air Quality Assessment *- Protected Species Survey* *- Phase 1 Habitat Survey* *- Ecological Record Search*	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017. The SA identified mitigation measures in relation to Ecology, Woodland and SuDS, along with potential impacts on the AQMA which are all addressed through the site specific policy.

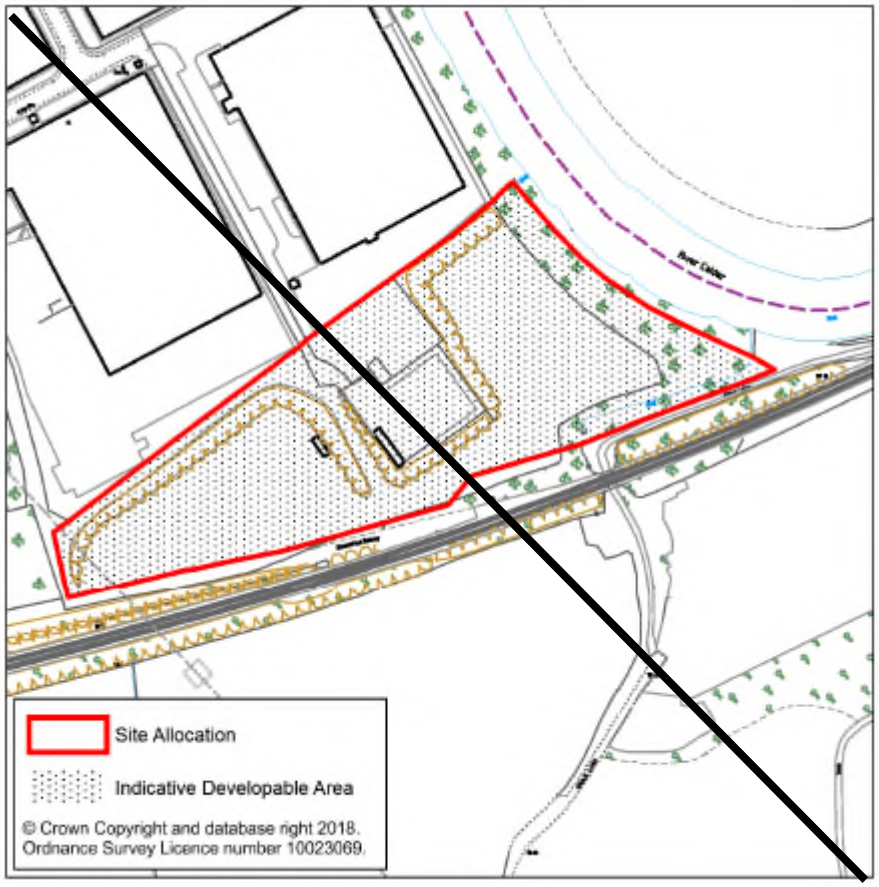
Mod Reference	Page	Para/Table / Box/Policy	Tracked change	Reason	Implication for previous SA Findings
			- Tree Survey ~~- Masterplanning~~ *- Site requires masterplanning in accordance with Policy IM7.* - Mitigation of impact on Strategic Road network as identified by WYCA/Calderdale (see also West Yorkshire Infrastructure Study) - Mitigation for land drainage could be secured through green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate, and provision for storage of storm water run-off. - Retain deciduous woodland (Calderdale Wildlife habitat Network), and provide for biodiversity enhancement and maintenance (Wildlife habitat network) - Consideration of guidance in West Yorkshire Low Emissions Strategy is required. - Ensure the retention of a strong and defensible boundary between the allocation for employment and the Green Belt. *- Plant species rich hedgerows on all site boundaries* *- Landscaping of the site to mitigate impact on neighbouring residential properties, to include retention on existing trees and additional tree and hedgerow planting, supported by a Landscape Infrastructure Strategy, a Landscape Management Plan and a Woodland Management Plan.*		
MM146	17	LP1618		Clarification	No change overall to the SA of the site carried out in the SA of the Local Plan 2017 – the site is reduced in area and is no longer immediately adjacent to the Wildlife Habitat Network

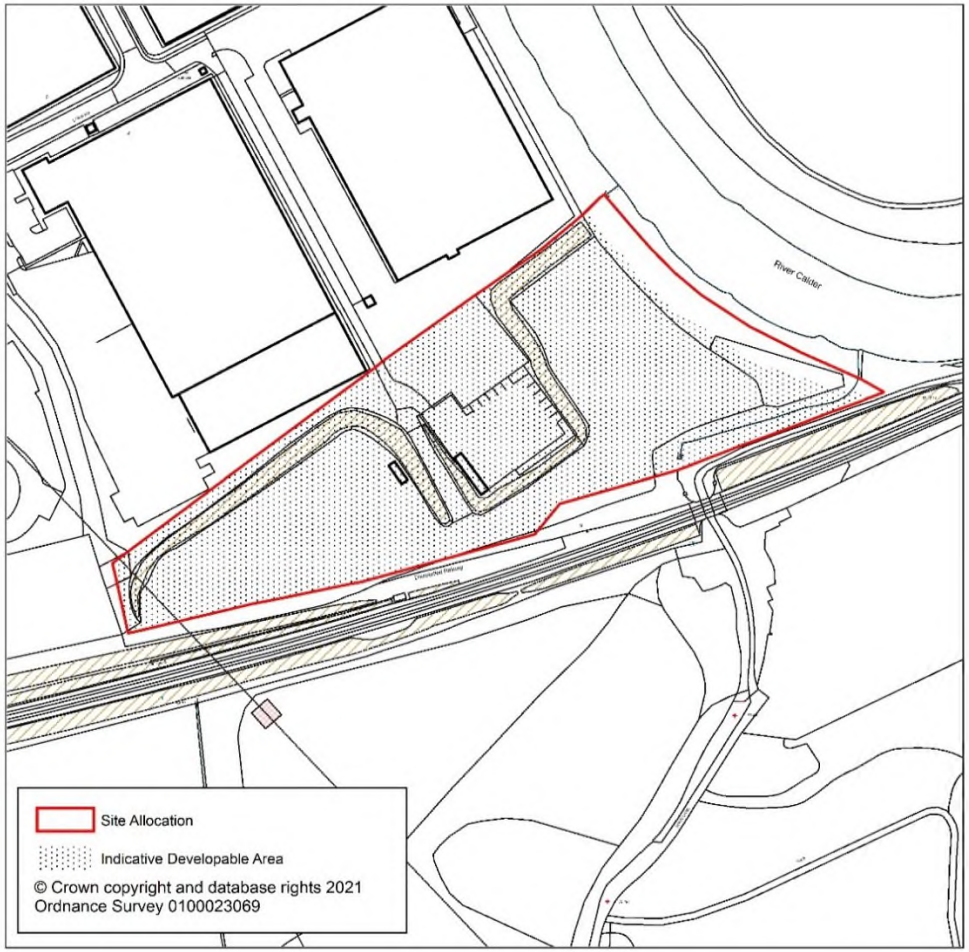
Mod Reference	Page	Para/Table / Box/Policy	Tracked change	Reason	Implication for previous SA Findings
					which would support SA9 'To Protect and Enhance Biodiversity and Geodiversity' although the site remains within 800m of a LWS at Bradley Wood in Kirkless, therefore the impact remains uncertain against this SA objective.

Mod Reference	Page	Para/Table / Box/Policy	Tracked change	Reason	Implication for previous SA Findings
			 Site Area: ~~7.00~~ *7.39* Indicative Developable Area: ~~6.69~~ *4.81* Total ~~B~~ *Employment* Floorspace: ~~24,430~~ *15,000*		

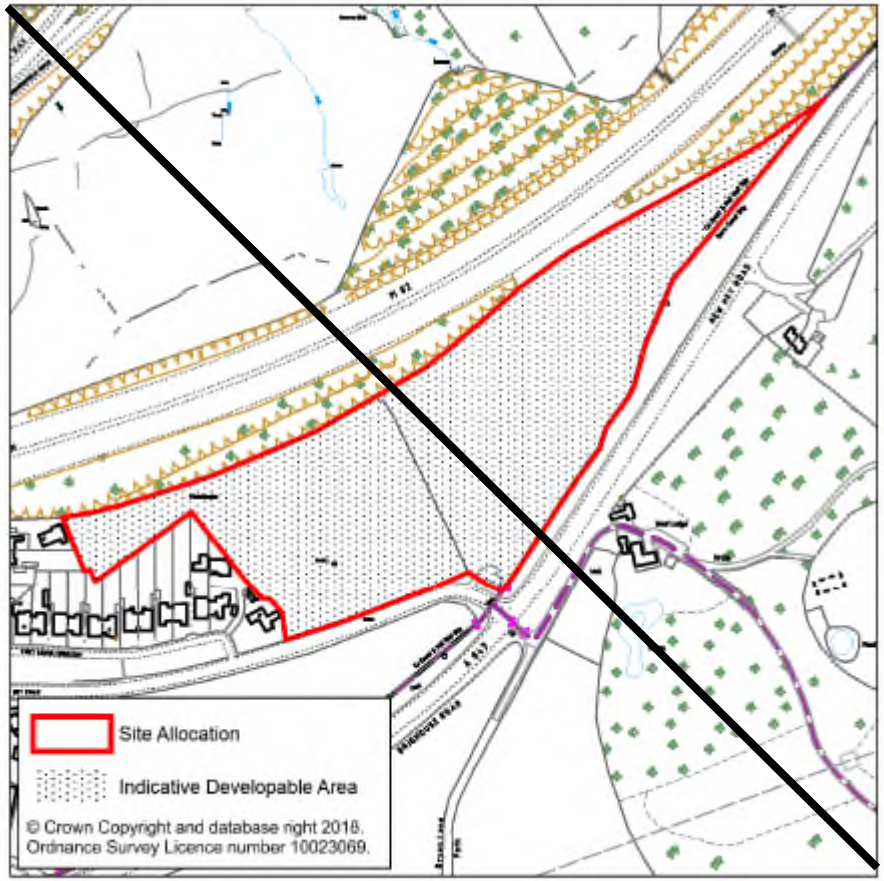
Mod Reference	Page	Para/Table / Box/Policy	Tracked change	Reason	Implication for previous SA Findings
			Site Specific Considerations - Provision of SuDS - ~~Consideration of recommendations in the Heritage Impact Assessment~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.* *- Any access across the site should ensure that major harm is not caused to the setting of the listed building. Consideration should be had to appropriate positioning, landscaping, boundary treatment and planting (including retention of trees) in this regard.* *- Proposals should demonstrate how design and layout of the development will not cause undue prominence within the landscape including use of materials and restrictions in scale and height where necessary. This should include details of retention and enhancement of the existing screening.* *- Design and layout should ensure that no buildings or structures, including the access road, are visible from the listed buildings.* ~~- 20m buffer to the west boundary planted with locally native shrubs~~ - ~~All other~~ ~~b~~ *Boundaries to be* planted with species rich hedgerows - Strong and defensible boundary between the site and the Green Belt will be required. - High quality design and layout - Refer to West Yorkshire Low Emission Strategy to mitigate for potential impact on Air Quality *- Site requires masterplanning in accordance with Policy IM7.* *- Tree belt to the north western boundary to be retained*		

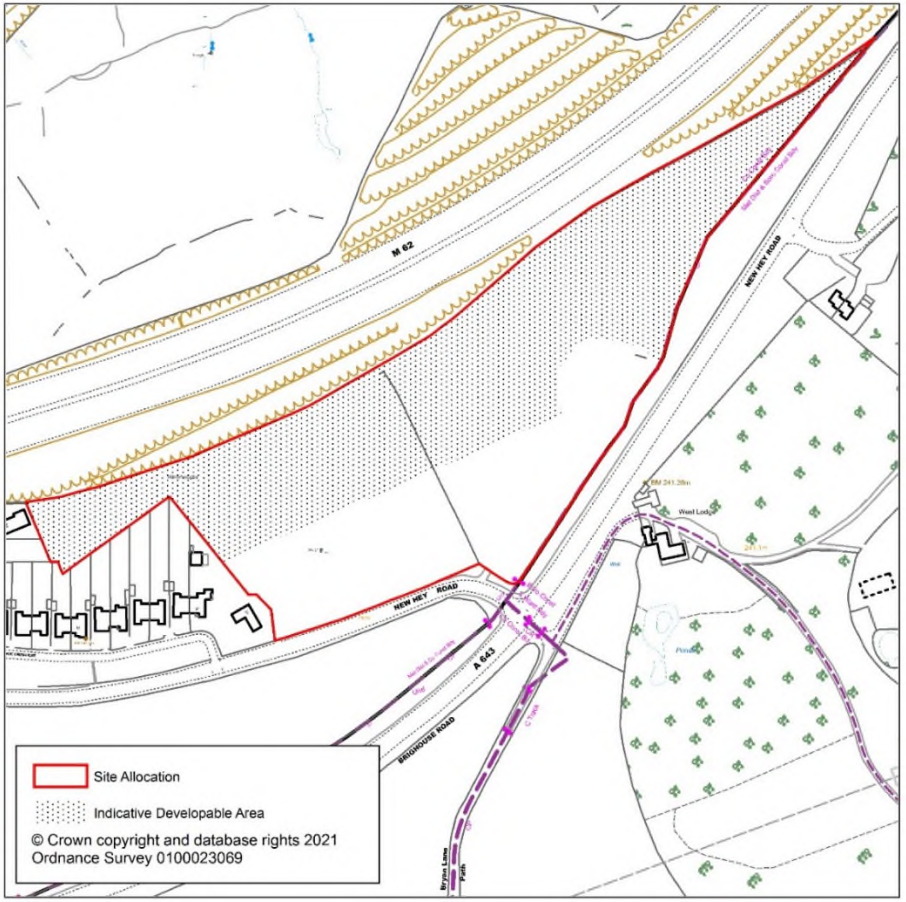
ELLAND EMPLOYMENT ALLOCATIONS

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implication for previous SA Findings
MM147	18	LP0009		Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017 - the reduced developable area removes some of the woodland at the east of the site which wil further mitigate the impact on the woodland habitat identified in the original SA.

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implication for previous SA Findings
			 Indicative developable area – ~~3.08~~ *2.88* Total ~~B~~ *Employment* Floorspace ~~16,615~~ *10,615*		

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implication for previous SA Findings
			Appropriate Uses - ~~B1c,~~ B2 and B8, *E(giii)* **Constraints** - Potential fluvial and surface water flooding (Shaw Drain and Lodge Drive drain, and River Calder) - Site is in three ownerships, and part of the site may not be available for development - UK BAP Priority habitat on site – Deciduous woodland - Wildlife Habitat network - Possible land contamination - *Proximity to railway line* *- Power line crosses the site* **Site Specific Considerations** - Provision of SuDS and green and blue infrastructure - Defence lines, and Flood resilience and resistance - Realignment of retaining wall of the adjacent area of the development. - Exclude development within a 20m buffer to the river, and 10m *buffer to the railway line* to reduce any impact on BAP and Wildlife Habitat Network - *Consult with Calder Rivers Trust on development proposals* - Avoid massing and height of buildings which increase the level of shade over the river. - Possible land remediation		

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implication for previous SA Findings
MM148	19	LP0021		Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017 – In this instance as a result of the reduced developable area in the south of the site there is an additional positive impact in relation to the impact on SA6 'To Retain Protect and Create a Quality Locally Distinctive Built and

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implication for previous SA Findings
			 Site Area (ha): ~~4.60~~ *4.58* Indicative developable area ~~4.60~~ *3.05* Total ~~B~~ *Employment* Use: ~~16,030~~ 12,120		Historic Environment ' and the element of the objective that refers to the historic environment , however overall there remains uncertainty in relation to this objective.

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implication for previous SA Findings
			Appropriate Uses: ~~B1c~~ *E(giii)* and B2 **Site Specific Considerations** - Localised widening and realignment of drainage network - Provision of SuDS - Consideration of recommendations in the Heritage Impact Assessment - Good quality design and layout - M62 J24 junction improvements to signalling and visibility splay at the New Hey Road/ Brighouse Road junction required - Retention of woodland with 10m buffer planted with native wild flowers - Planting of species rich hedgerows on boundaries and between boundary and copse. - ~~Consideration of recommendations in the Heritage Impact Assessment~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.* *- The southern part of the site should be kept free of built development in line with the Heritage Impact Assessment* *- An access road may be appropriate across the area of high sensitivity, subject to suitable design and layout.* *- Any subsequent Heritage Impact Assessment work should have close regard to views of the ridgeline from Castle Hill Scheduled Monument and the need for sensitive design and layout and building heights in order to satisfactorily mitigate harm to designated heritage assets.* *- Development should respect the landscape setting and historic character of the mound adjoining the indicative developable area.* - Predetermination Archaeological Evaluation - Mitigation for impact any significant increase in noise. - Consideration of guidance in the West Yorkshire Low Emission Strategy - Retention of a strong and defensible boundary between the development and the Green Belt. *- Site requires masterplanning in accordance with Policy IM7.*		
MM149	22				

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implication for previous SA Findings

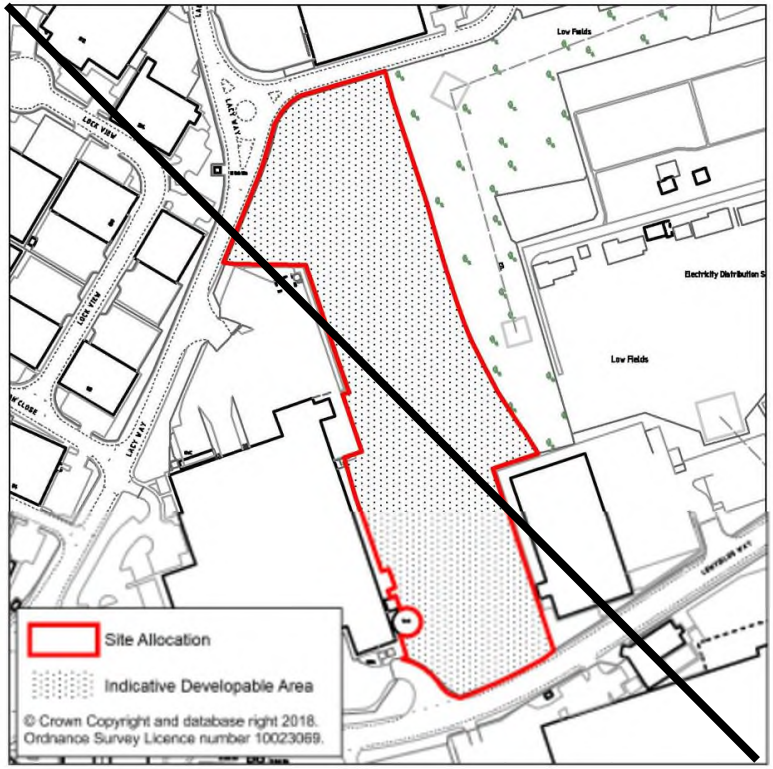
Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implication for previous SA Findings
MM150	22	LP0059	Site Area (ha) ~~0.30~~ *0.27* Appropriate Uses: ~~B1a~~ *E(gi)*	Correction / Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implication for previous SA Findings
MM151	23	LP0355	Appropriate Uses: ~~B1c~~ *B2, E(giii)*	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM152	24	LP0960	Appropriate Uses: ~~B1c/~~B2, B8 *E(giii)* **Constraints** - Potential for surface water flooding - UK BAP Priority habitat on site - Deciduous woodland - *Wildlife Habitat Network* - Archaeology – (PRN12154) *- Horncliffe Quarry Landfill* **Reports Required** -Site investigation and assessment of surface water drainage network and historical data - Flood Risk Assessment - Site investigation (flooding) - Transport Assessment/Travel Plan and Junction Design and Mitigation Assessment *- Preliminary Ecological Appraisal* - ~~Protected Species Survey~~ - *Ecological Impact Assessment and associated Protected Species Survey* **Site Specific Considerations** - Provision of SuDS - Good quality design and layout, including junction design - Noise mitigation *- Mitigation measures to protect Wildlife Habitat Network* *- Site requires masterplanning in accordance with Policy IM7.*	Update / Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017 – the previous SA referred to uncertainty in relation to the impacts on SA9 'To Protect and Enhance Biodiversity and Geodiversity' and the mitigation

<table>
<tr><th>Modification Reference</th><th>Page</th><th>Para/Table/ Box/Policy</th><th>Tracked change</th><th>Reason</th><th>Implication for previous SA Findings</th></tr>
<tr><td></td><td></td><td></td><td></td><td></td><td>through the Modifications that refer to the Wildlife Habitat Network acknowledge this but overall there is no change.</td></tr>
<tr><td>MM153</td><td>25</td><td>LP1223</td><td><s>LP1223 Lowfields, Lacy Way, Elland</s>

<table><tr><td><s>Site area (Ha)</s></td><td><s>2.27</s></td><td></td></tr><tr><td><s>Indicative developable site area</s></td><td><s>2.27</s></td><td></td></tr><tr><td><s>Total B floorspace (sq m)</s></td><td><s>7911</s></td><td></td></tr></table></td><td>Clarification

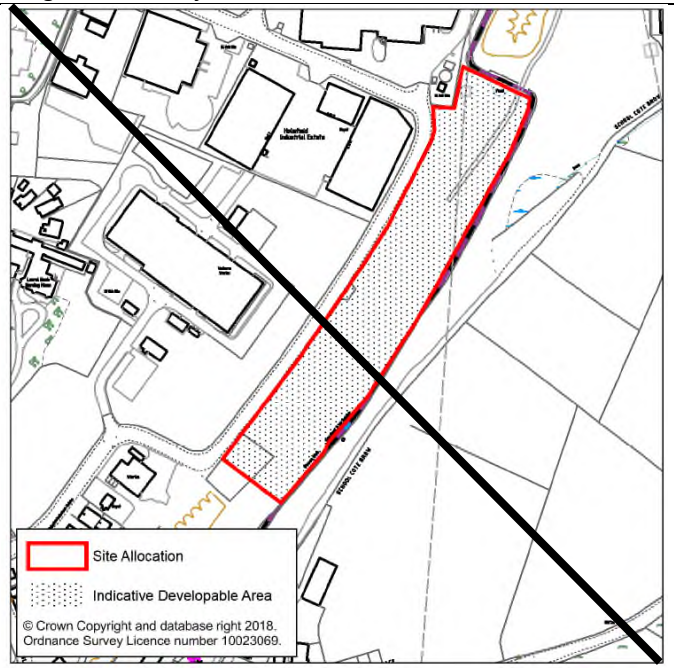
This site is deleted as a New Employment Site, and allocated as a Waste Allocation (Site W2), under Policy WA2.</td><td>The site is deleted as an Employment Site and allocated as a new Waste Site. The Waste Site SA assessment is in Appendix 4c. In relation to the loss of this as an employment site overall there is no change to the SA since the site would still provide employment</td></tr>
</table>

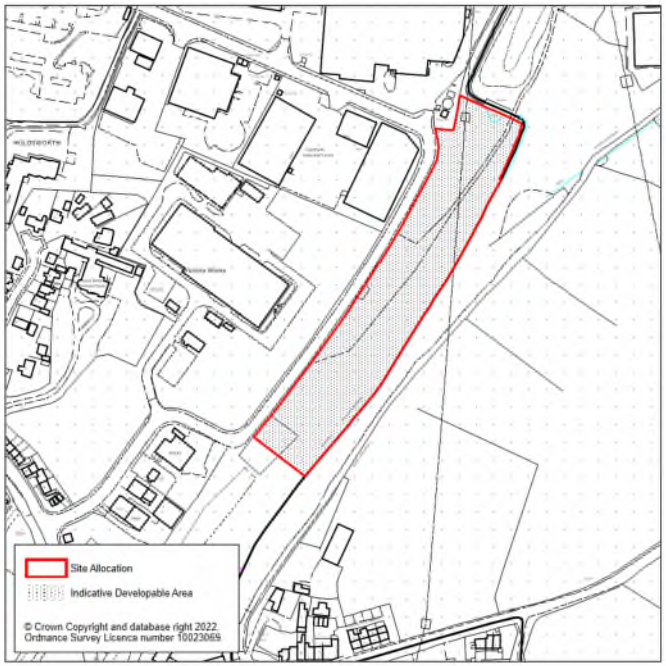
Modification Reference	Page	Para/Table/ Box/Policy	Tracked change			Reason	Implication for previous SA Findings
			~~Appropriate uses~~	~~B1c, B2 and B8~~			**opportunities and therefore support SA Objectives 15 and 16 as per the original SA carried out for the employment allocation.**
			~~Land type~~	~~Brown field~~			
			~~Ownership~~	~~Private~~			
			~~Constraints~~	~~- Potential land contamination - Multiple ownership - Overhead powerlines~~			

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implication for previous SA Findings
			~~Reports required~~ ~~- Flood Risk Assessment~~ ~~- Site investigation (drainage)~~ ~~- Assessment of surface water drainage network~~ ~~- Transport Assessment must include a capacity assessment of A629 / Elland Riorges Link~~ ~~- Land Contamination Report~~ ~~Site Specific Considerations~~ ~~- Possible provision of SuDS~~ ~~- Junction improvements~~ ~~- Possible land remediation~~		
MM154	26	LP1443	Appropriate Uses ~~B1c~~ *E(giii)*	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

HALIFAX EMPLOYMENT ALLOCATIONS

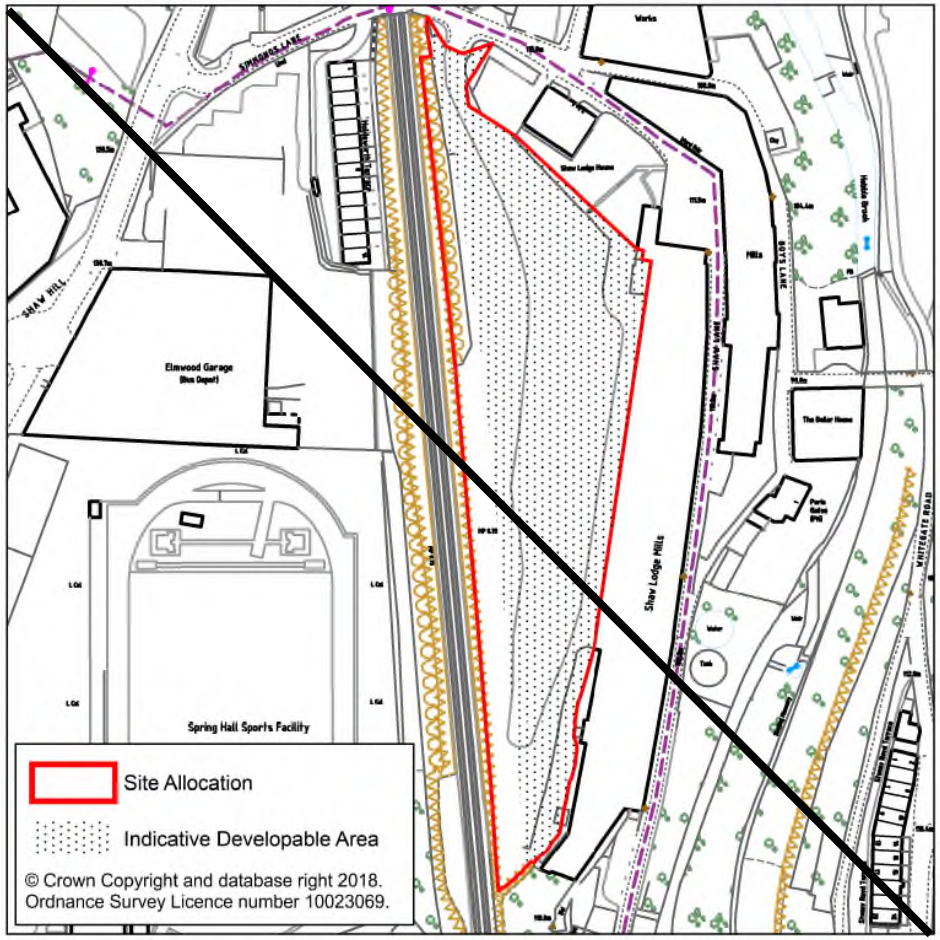
Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
MM155	27	LP0105	Site Area (ha) ~~0.30~~ *0.29* Indicative developable site area ~~0.30~~ *0.29* **Constraints** *- Site is located in close proximity to Regionally Important Geological or Geomorphological Site Beacon Hill and Godley Lane.* ~~- Proximity to cutting.~~ **Site Specific Considerations** - Provision of SuDS - Possible inclusion of buffer to northern boundary to cutting - Good quality design and layout *- Consultation with West Yorkshire Geology Trust* *- Provide suitable access to view geological feature.*	Update / Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM156	28	LP0409	Appropriate Uses ~~B1c~~ *E(giii)*	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM157	29	LP0472	Indicative developable site area ~~0.61~~ *0.62* **Site Specific Considerations** - Provision of SuDS	Update / Clarification	No Change to the SA Site assessment

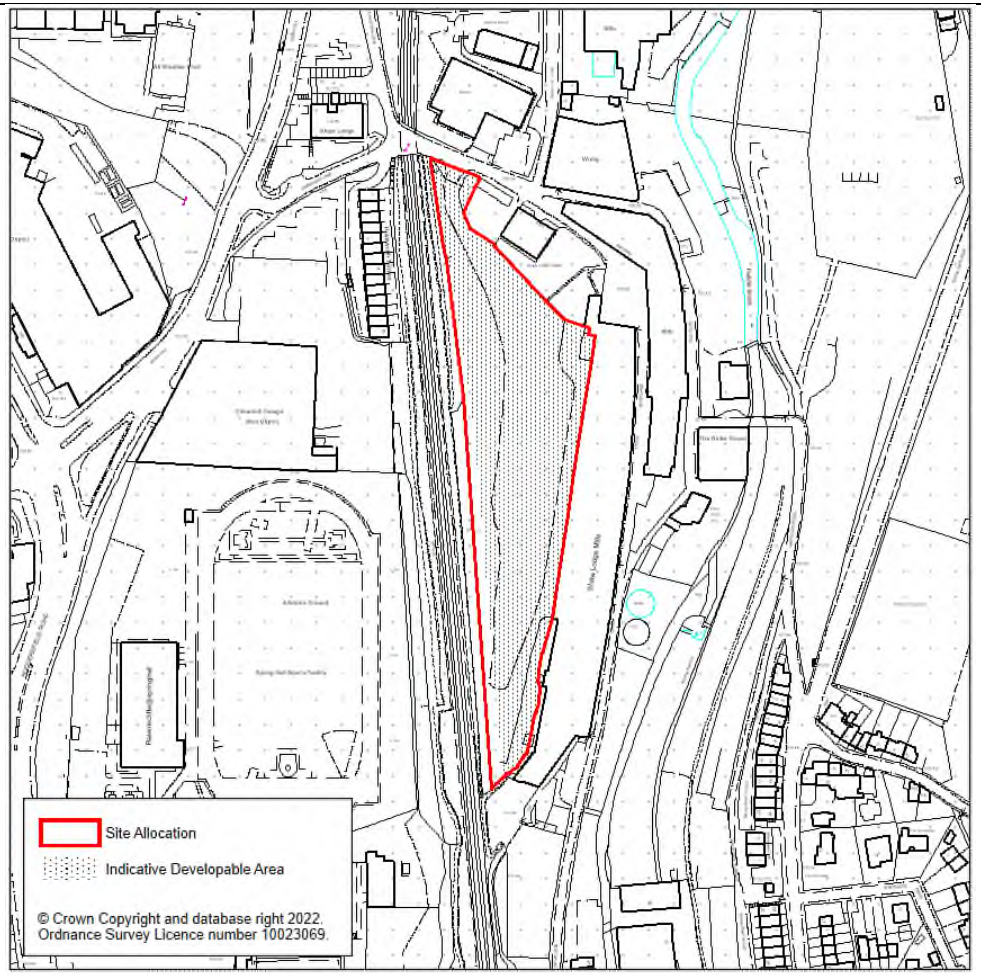
Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			- Defence line of the water courses and flood resilience & resistance - Bridge over Waterside (Hebble Brook) would need widening to accommodate development traffic and provide access - Retain 10m buffer to Hebble Brook - Design of layout should minimise light and other disturbance to the Brook - ~~Consideration of recommendations in the Heritage Impact Assessment~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.* - Regeneration objectives		carried out in the SA of the Local Plan 2017
MM158	30	LP0805		Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			 Site area (ha) ~~1.37~~ *1.40* Indicative developable site area ~~1.37~~ *1.40* Total ~~B~~ *Employment* Floorspace ~~4,762~~ *4760*		
MM159	31	LP0976	Appropriate Uses ~~B1c~~/B2, *E(giii)*	Update	No Change to the SA Site assessment carried out in the SA of

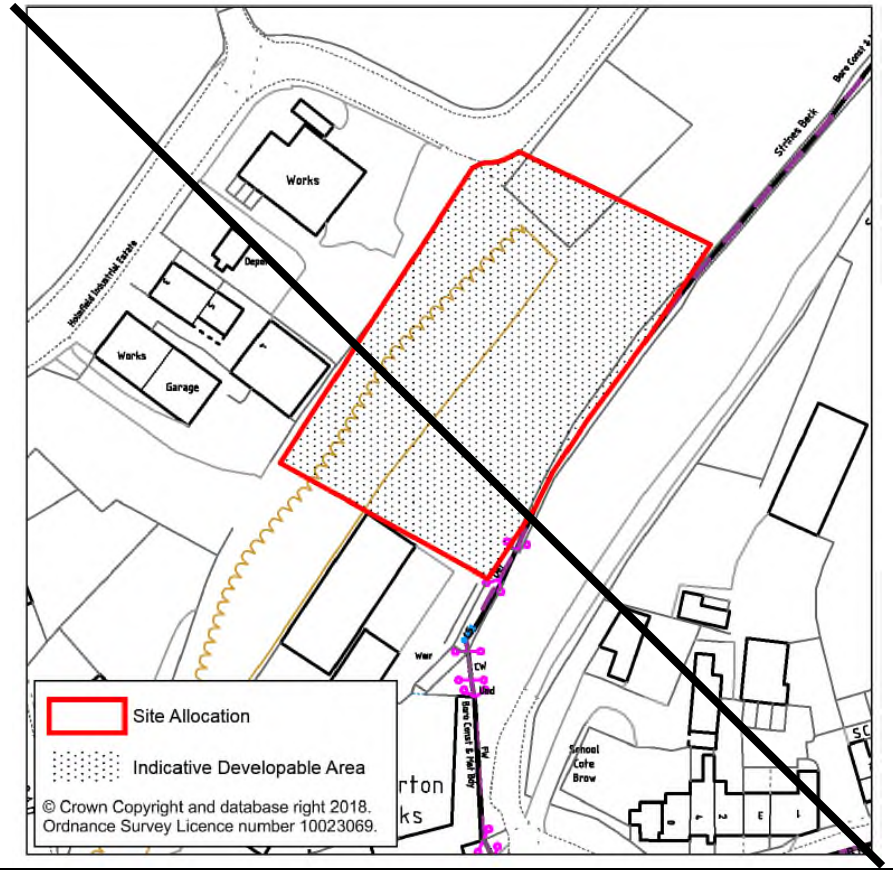
Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
					the Local Plan 2017
MM160	32	LP1018	Site area (ha) ~~6.10~~ *6.08* Indicative developable site area ~~4.32~~ *4.30* Appropriate Uses ~~B1c/~~B2, B8, *E(giii)* **Site Specific Considerations** - Access design - Provision of SuDS - Exclude woodland from development area - ~~Consideration of recommendations in the Heritage Impact Assessment, including the setting of Holdsworth House~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.* *- The southern part of the site should be kept free of built development in line with the Heritage Impact Assessment.* - Comprehensive and good quality design and layout - Refer to guidance in West Yorkshire Low Emission Strategy for air quality mitigation *- Site requires masterplanning in accordance with Policy IM7.*	Update / Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan Publication Draft 2018
MM161	33	LP1133	Site area (ha) ~~4.37~~ *4.35* Indicative developable site area ~~2.87~~ *2.86* Appropriate uses ~~B1c/~~B2, *E(giii)* **Site Specific Considerations** - Green and blue infrastructure, eg SuDS - Defence line of the water courses and flood resilience & resistance - Survey of culvert and mitigation - Restoration of Hebble Brook if practical, and provide 10m buffer - Retain woodland - ~~Consideration of recommendations in the Heritage Impact Assessment~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by*	Update / Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

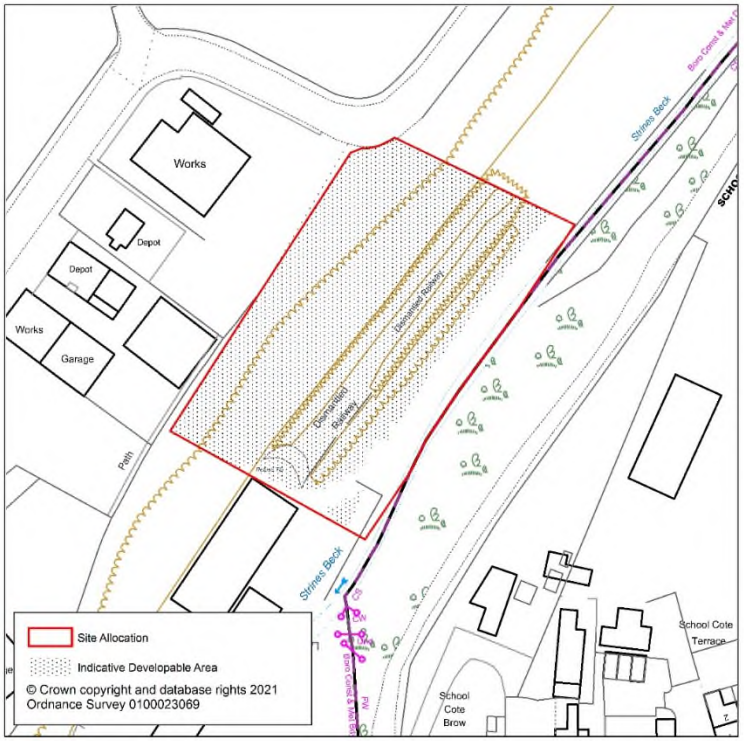
Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting. *- Retention and reuse of the non-listed buildings identified in the Heritage Impact Assessment where possible.* *- Retention of the stone boundary walls and the former warehouse wall along Shaw Hill Lane where possible.* - Noise mitigation - Land Remediation - Particular consideration of quality and sensitivity of design, layout and materials. - Junction improvements - Hunger Hill/ Oxford Road - Regeneration objectives *- Site requires masterplanning in accordance with Policy IM7.*		

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
MM162	35	LP1134		Update / Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

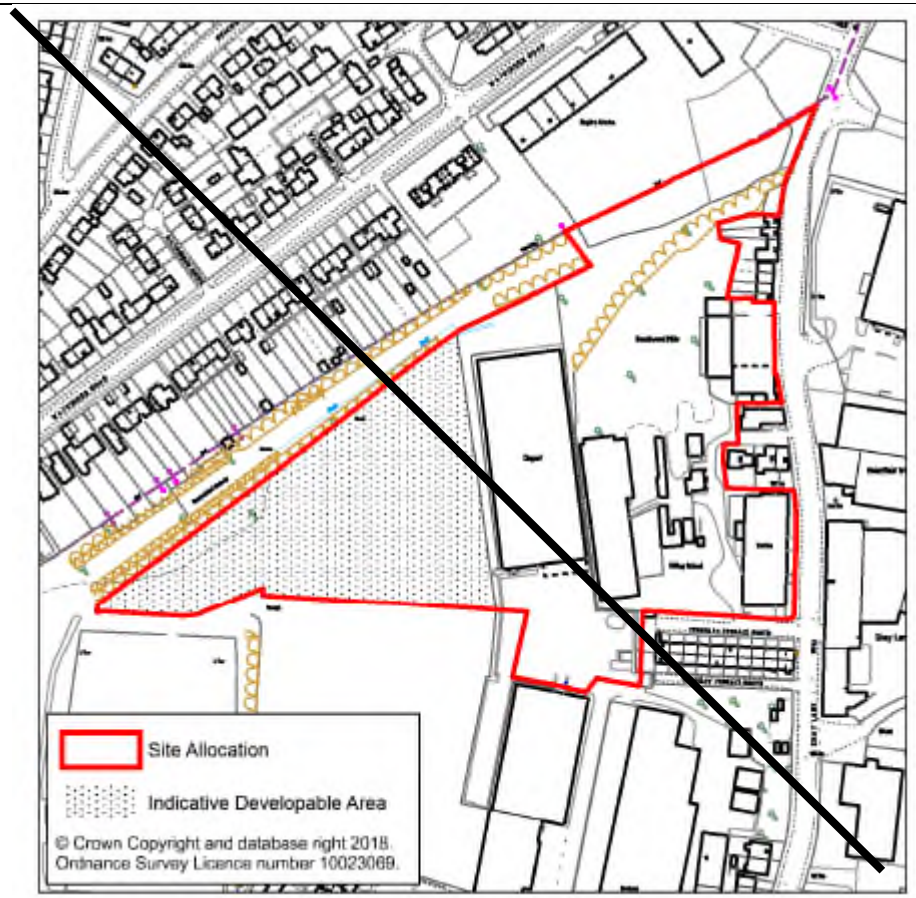
Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			 Site Area (ha) ~~1.32~~ *1.16*		

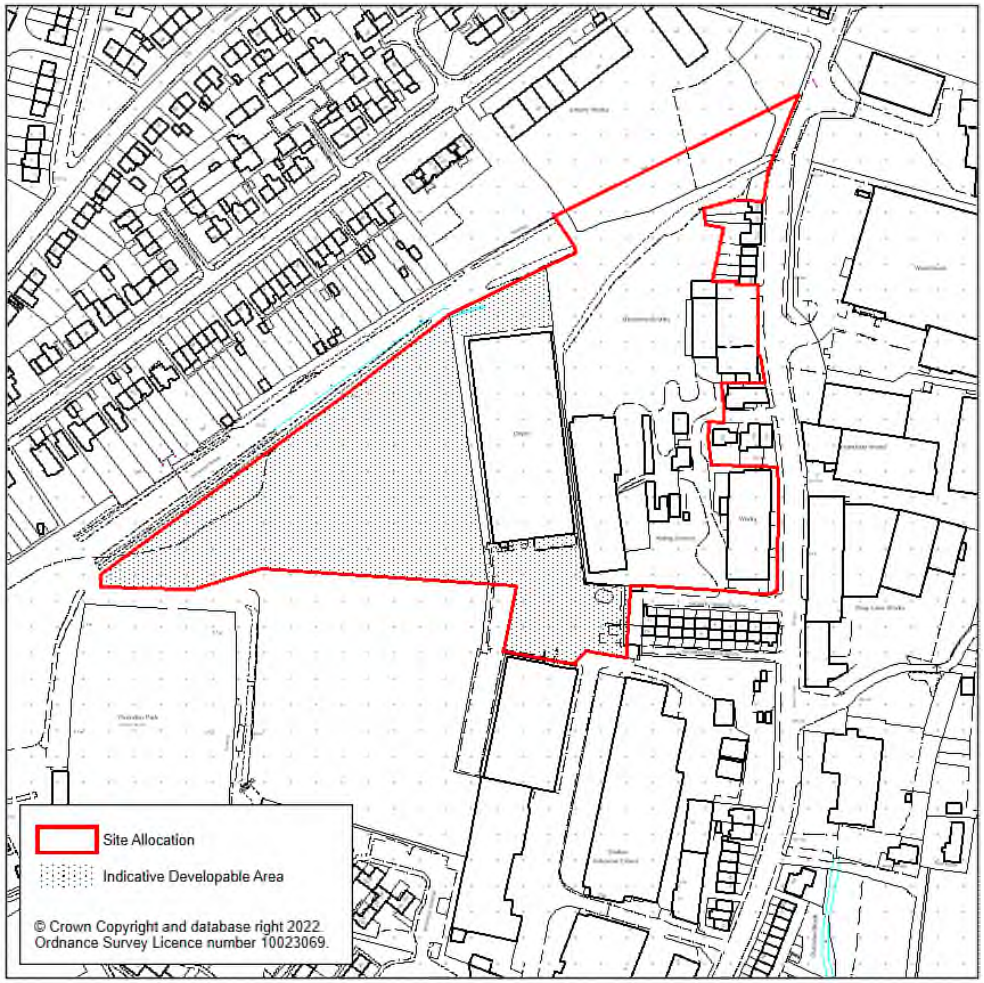
Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			Appropriate uses ~~B1a/c,~~ *E(g)* **Site Specific Considerations** - Junction improvements access to A629 Shaw Lane - Provision of buffer with railway planted with locally native scrub and woodland species - ~~Consideration of recommendations in the Heritage Impact Assessment~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.* *- Retention and repair of the stone setts and the stone boundary walls.* *- The northern part of the site should be kept free of built development in line with the Heritage Impact Assessment* - Good design and layout - Land remediation - Regeneration objectives *- Site requires masterplanning in accordance with Policy IM7.*		
MM163	36	LP1203	Appropriate uses ~~B1c/~~B2, B8, *E(giii)*	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM164	37	LP1217	Site area (ha) ~~1.31~~ *1.30* Indicative developable site area ~~1.31~~ *1.30* Total ~~B~~ *Employment* Floorspace (sq m) ~~4900~~ *4585* Appropriate uses ~~B1c/~~B2/B8, *E(giii)* **Site specific considerations** - *Provision of* green and blue infrastructure *on site*~~, eg~~ *such as* SuDS and green roofs	Update / Correction	No Change to the SA Site assessment carried out in the SA of

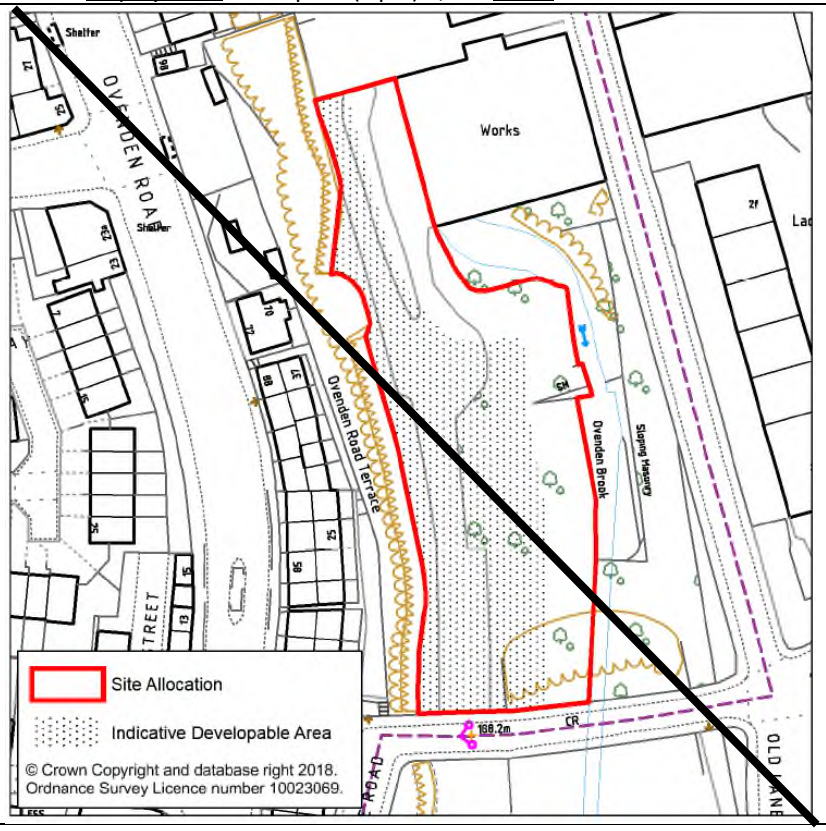
Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			- Defence line of the water courses and flood resilience & resistance - Potential junction improvement if required - Whitehill Road / Keighley Road (A629) - Retention of access to premises on adjacent land. - Good quality design, materials and layout, and careful consideration of boundary treatment.		the Local Plan 2017
MM165	38	LP1218		Clarification / Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

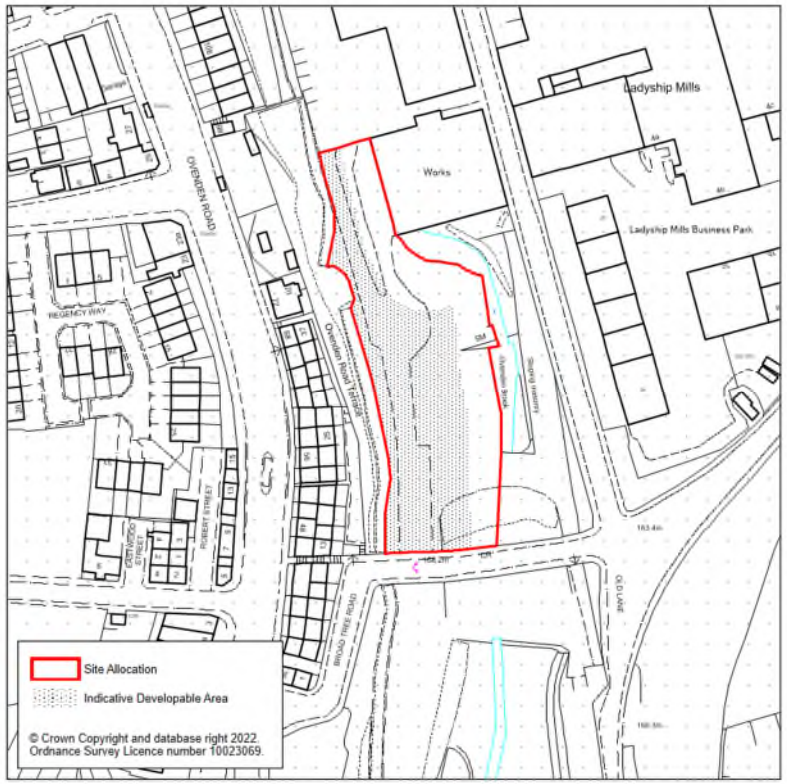
Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			 Site area (ha) ~~0.48~~ *0.51* Indicative developable site area: ~~0.48~~ *0.41* Total ~~B~~ *Employment* Floorspace (sq m) ~~1,680~~ *1560* Appropriate uses ~~B1c/~~B2/B8, *E(giii)* **Site Specific Considerations** - Green and blue Infrastructure on site such as SuDS and green roofs		

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			- Defence line of the water courses and flood resilience and resistance. *The watercourse and buffer must remain free from development.* - Land contamination remediation. - Implementation of Habitat and Landscape Management Plan, to include measures to deculvert Strines Beck and provide a planted 5m buffer. Details to be agreed at planning application stage, as likely to include land outside Calderdale boundary. - Tree planting on SE boundary of site.		
MM166	39	LP1219	*Part of the Site is also proposed to accommodate a new waste facility as per policy WA5 (waste allocation W4)* Site area (ha) ~~6.85~~ *6.82* Indicative developable site area ~~6.28~~ *6.25* Appropriate uses ~~B1c/~~B2/B8, *E(giii)* **Site Specific Considerations** ~~- Access design~~ *Comprehensive planning of access, design and layout required with other development sites* - Possible provision of SuDS - Defence line of the water courses and flood resilience & resistance - Provide a minimum stand off from the Strines beck of 10m. Augment the habitat corridor by including flood water attenuation wetlands linked to the beck corridor with invert levels set to retain at least 100mm of water. Plant with rich fen habitat. *- Site requires masterplanning in accordance with Policy IM7.*	Update / Clarification	**Updated SA carried out – See Appendix 4C**

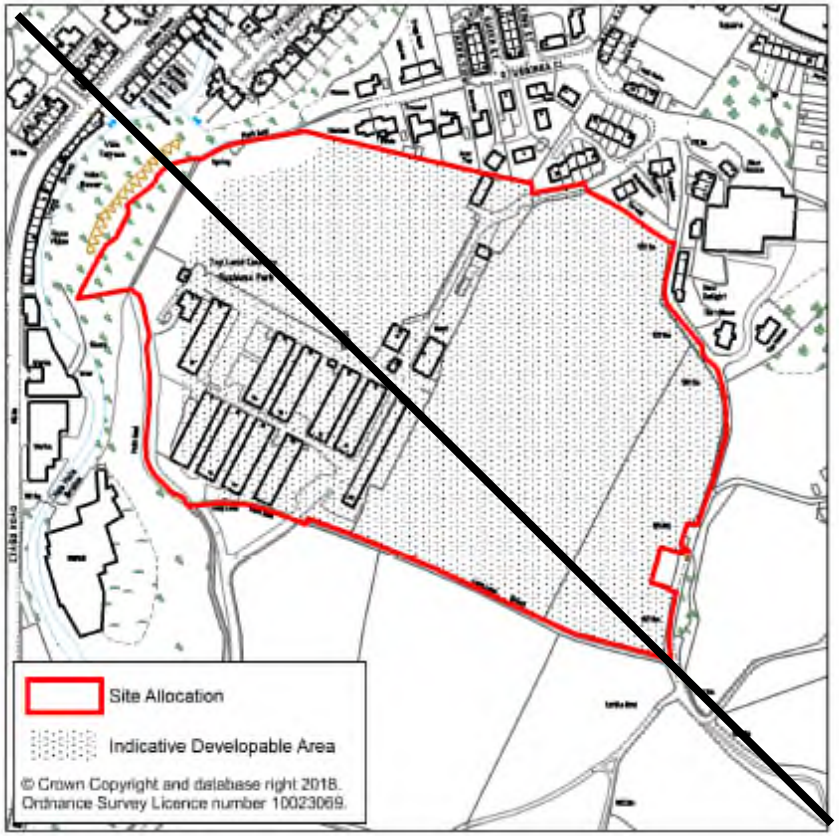
Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
MM167	40	LP1231		Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

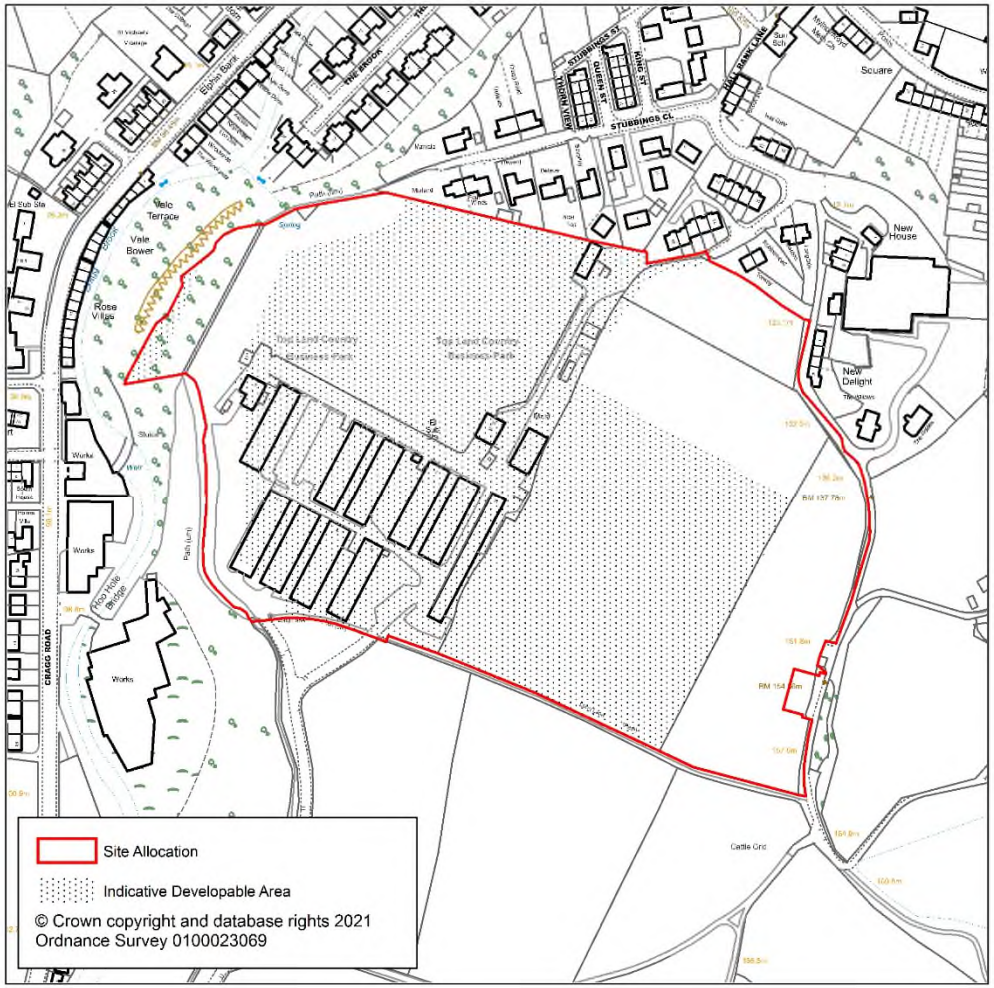
Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
					

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			Site area (ha) ~~3.91~~ *3.93* Indicative developable site area ~~1.19~~ *1.61* Total ~~B~~ *Employment* Floorspace (sq m) ~~4,166~~ *5,565*		
MM168	41	LP1433		Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			 Site area (ha) ~~0.38~~ *0.39* Appropriate uses ~~B1c~~ *E(giii)*		

MYTHOLMROYD EMPLOYMENT ALLOCATIONS

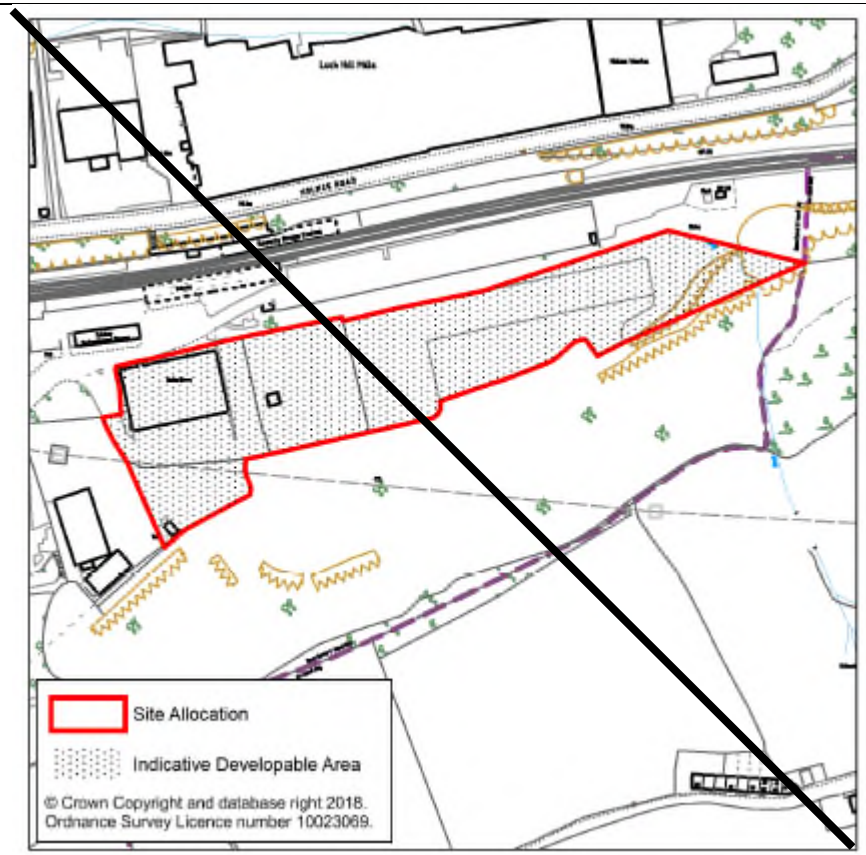
Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
MM169	42	LP1622		Clarification / Update The employment floorspace figure has been updated to include existing floorspace on the site.	Although the developable area is reduced, the overall change to the SA site assessment carried out in the SA of the Local Plan 2018 and the impacts on the SA objectives is unchanged; there is still positive impacts on the economic objectives SA15 and SA16, whilst the uncertain impacts remain, but

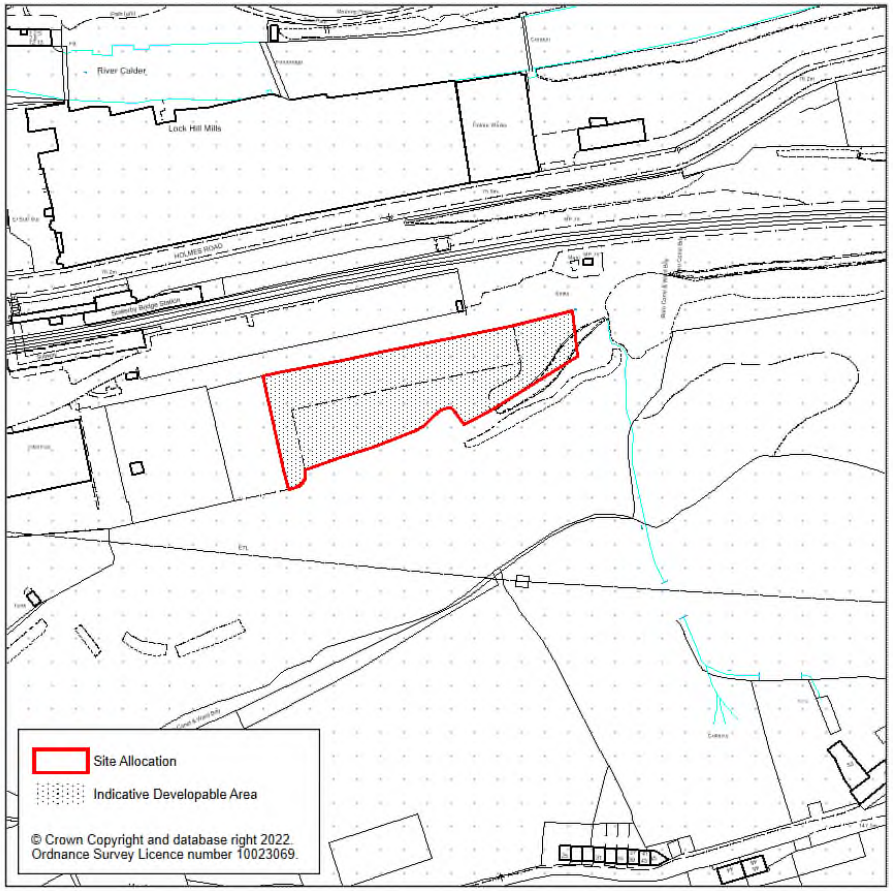
			 Indicative Developable Area ~~7.63~~ *5.65* Total ~~B~~ Employment Floorspace: ~~29,330~~ *13,944* **Appropriate Uses:** ~~B1,~~ B2, *B8, E(giii)*		can be addressed through the mitigation measures proposed through the site specific policy.

			Constraints: - Special Landscape Area - Proximity to Grade II Listed Building (Bank House & New Delight Nos.3-7 Hall Bank Lane) - Broadhead Clough SSSI - Wildlife Habitat Network - Public rights of Way (Hebden Royd 062) - Land contamination *- Site is within 2.5km of the SPA/SAC* **Reports Required** - Flood Risk Assessment - Transport Assessment with capacity assessments Reports Required: *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology* *- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC* - Habitat Regulations Assessment *(HRA)* - Noise Impact Assessment - Land Contamination Report *- Landscape Impact Assessment* **Site Specific Considerations** - Provision of SuDS - Blue and green infrastructure - Storage for storm water run off - Realignment of retaining wall of the adjacent area. - ~~Consideration of recommendations in the Heritage Impact Assessment~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.* *- Developable area to be determined through landscape work undertaken at planning application stage. This should be informed by the Landscape Impact Assessment.* *- Retention and repair of the stone boundary walls.* - Retention of a strong and defensible boundary between the allocation for employment		

			and the Green Belt - Improvements at existing vehicle access onto Cragg Road - Improved pedestrian connectivity with rail station and bus stops. - Speed restriction and /or traffic calming measures may be required on the B6138. - Retain woodland and provide 20m buffer to WHN, and plant along boundaries of site. - Provide stand off between residential and new development to mitigate effects of any noise impact. *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds* *Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds* *Monitoring of impacts to assess bird use over time* *- Site requires masterplanning in accordance with Policy IM7.*		

RIPPONDEN EMPLOYMENT ALLOCATIONS

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
MM170	44	LP1640		Update / clarification	Although the developable area is reduced, the overall change to the SA site assessment carried out in the SA of the Local Plan 2018 and the impacts on the SA objectives is unchanged.

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			 Site Area (ha) ~~1.33~~ *0.46* Indicative developable site area ~~1.33~~ *0.46* Total ~~B~~ *Employment* Floorspace ~~5280~~ *1812* Appropriate uses ~~B1,~~ B2*, E(g)*		

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			Reports Required - Flood Risk Assessment - Site investigation (flooding) - Assessment of the existing surface water drainage network - Defence line assessment (flooding mitigation) - Transport Assessment (including West Street/Station Road junction) and Travel Plan - Contaminated Land Report - *Landscape Impact Assessment*		

SOWERBY BRIDGE EMPLOYMENT ALLOCATIONS

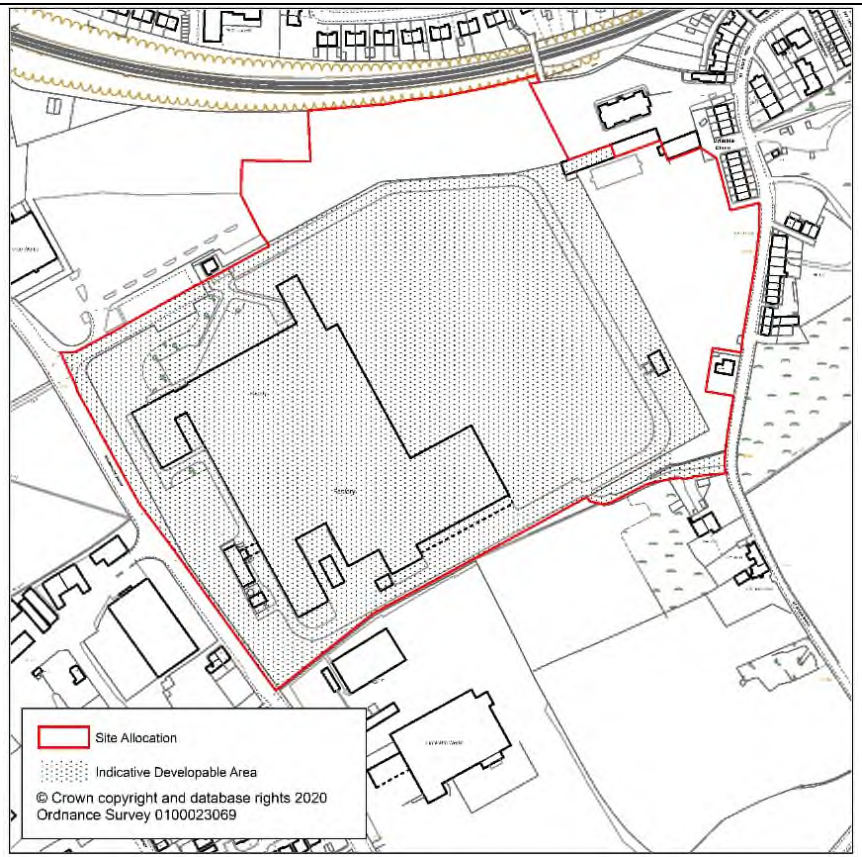
Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
MM171	45	LP1220	Appropriate Uses ~~B1a/B1b/~~B8, *E(g)* **Constraints** ~~- Local wildlife corridor~~ *- Site adjacent to the Wildlife Habitat Network* - Unstable land - Potential for fluvial and surface water flooding - Sowerby Bridge Air Quality Management Area - Listed Buildings (Old Hall, Washer Lane – Grade II) **Site Specific Considerations** - Highway improvements - widening of Washer Lane a junction improvements	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

			- Provision of SuDS - Manage land for amphibian habitat along the north and west of the site. - Plant species rich native hedgerows on boundaries. - Defence lines along the right bank of Warley Clough and Flood resilience & resistance - Good layout design to protect setting of listed buildings. - Noise and air quality mitigation , including good quality design and layout *- Site requires masterplanning in accordance with Policy IM7.*		

MIXED USE ALLOCATIONS

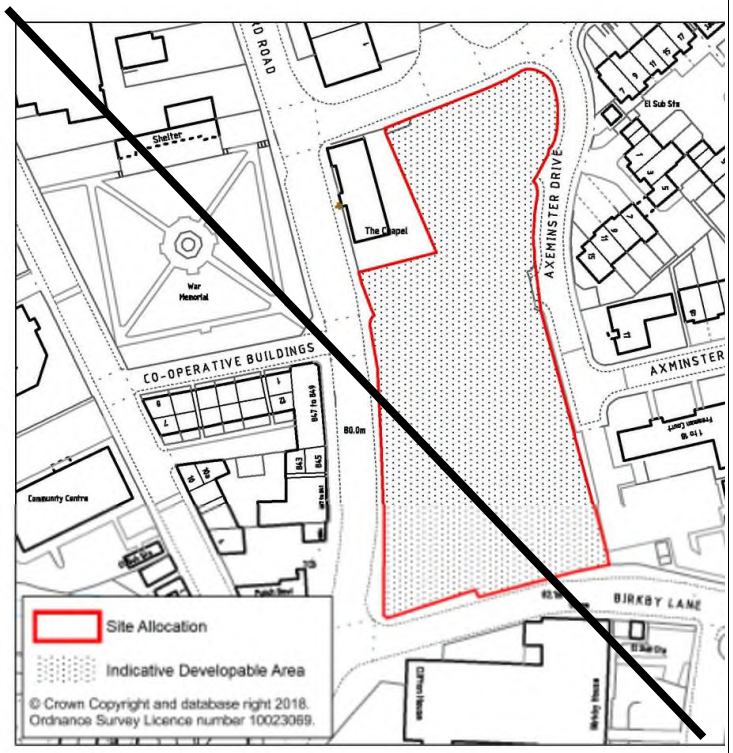
BRIGHOUSE MIXED USE ALLOCATIONS

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
MM172		LP0032*	***Land to the rear of Crosslee PLC, Brighouse Road, Hipperholme, Brighouse, HX3 8DE***	Update * This site was proposed as a New Employment Site in the Publication Draft. Consultation on proposed Mixed Use site in CC109	**SA Updated against LP0032 to reflect new proposed use but no significant change to SA. The updated SA Report is in Appendix 4C**

			 *Site Area: 10.89* *Indicative Developable Area: 8.56* *Total Non-Residential floorspace (sq.m): 7,620* *B2, B8, C2, C3, E(a), E(giii), F1* *Total No. of Dwellings: 188* *Land type: Mixed* *Ownership: Private* ***Constraints*** *- Potential for surface water flooding*		

			- Impact on A58 / A644 junction *- Proximity to Grade II Listed Building (1 and 2 Yew Trees)* *- Archaeology (PRN 2599)* *- AQMA (No 7 Hipperholme)* *- Contaminated land* *- Lowland mixed deciduous woodland UK BAP Priority habitat* *- Wildlife Habitat Network including Grassland of wildlife value* ***Reports required*** *- Policy RT3 Sequential Test and Retail Impact Assessment* *- Flood Risk Assessment supported by pre and post development hydraulic modelling* *- Site investigation (drainage)* *- Transport Assessment (including assessment of Hipperholme crossroads) & Travel Plan* *- Access proposals and mitigation proposals and design.* *- Noise Impact Assessment* *- Air Quality Assessment* *- Heritage Impact Assessment* *- Predetermination Archaeological Evaluation* *- Contaminated Land Assessment* *- Ecological Impact Assessment including Net Gain assessment using the Defra biodiversity metric and informed by the most recent species surveys* ***Site Specific Considerations*** *- Redevelopment of the site should make provision for 2 ha of employment development (Use Classes B2, B8, E(g))* *- Detail of sufficient mitigation measures for any flood risk identified, including provision of SuDS, ensuring access and egress in a flood event and proposals for emergency evacuation where applicable* *- Good quality design and layout* *- Highway improvements to access* *- Consideration to be given to multi-modal transport corridor improvements* *- Transport statement to demonstrate that development will not result in an unacceptable impact on highway safety, or result in a severe residual cumulative impact on the road network* *- Consideration of guidance in the West Yorkshire Low Emission Strategy* *- Mitigation for any noise impact*		

			- Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting *- Wildlife Habitat Network should be excluded from the developable area and Grassland enhanced if possible. These considerations will be based on the outcome of future Ecological Impact Assessment* *- On-site open space should meet the quantitative and qualitative needs of future residents and other users of the site* *- Site requires masterplanning in accordance with Policy IM7.* *- The precise extent and mix of uses is dependent on further Transport Assessment and Air Quality Assessment work. Necessary mitigation measures are to be explored and secured through the planning application process*		
MM173	46	LP0579	Appropriate Uses ~~B1a~~, C3~~, D,~~ *E* **Site Specific Considerations** - Provision of SuDS - Defence lines and flood resilience and resistence - Good quality design and layout - Noise mitigation measures *- Site requires masterplanning in accordance with Policy IM7.*	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM174	47	LP0771	~~**Firth's Carpets, 432 Bradford Road, Bailiff Bridge, Brighouse**~~ ~~Site area (Ha)~~ ~~0.61~~ ~~Indicative developable site area~~ ~~0.61~~ ~~Total B floorspace (sq m)~~ ~~Appropriate uses~~ ~~A1, C3~~	Update	**No significant change, SA carried out on site now proposed for housing allocation – see Appendix 4C**

			~~Total No. of dwellings~~	~~30~~				
			~~Land type~~	~~Brownfield~~				
			~~Ownership~~	~~Private~~				
			~~Constraints~~	~~- Potential of surface water flooding from Clifton Beck and Boundary Beck~~ ~~- Contaminated land~~				
			~~Reports required~~	~~- Evaluation of surface drainage network~~ ~~- Contaminated Land Assessment~~				

			~~Site Specific Considerations~~ ~~- Provision of SuDS~~		

ELLAND MIXED USE ALLOCATIONS

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
MM175	48	LP0509	Total ~~B~~ *Employment* Floorspace (sq m): ~~4908~~ *5000* Appropriate Uses: ~~A1, B1a, B1c, D uses~~ *E(giii)/B2, C3* Total No. of dwellings: ~~0~~ *90* **Constraint**s - Potential to increase surface water run off - Third party land may *be* required for access. - Potential land contamination *- Proximity to Elland Conservation Area* *- Listed Building (Former Town Hall - Grade II)* **Site Specific Considerations** - Provision of green and blue infrastructure including SuDS - Good quality design and layout - Very small area of woodland to be retained ~~- Consideration of recommendations in the Heritage Impact Assessment~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by*	Update / correction / clarification	No change

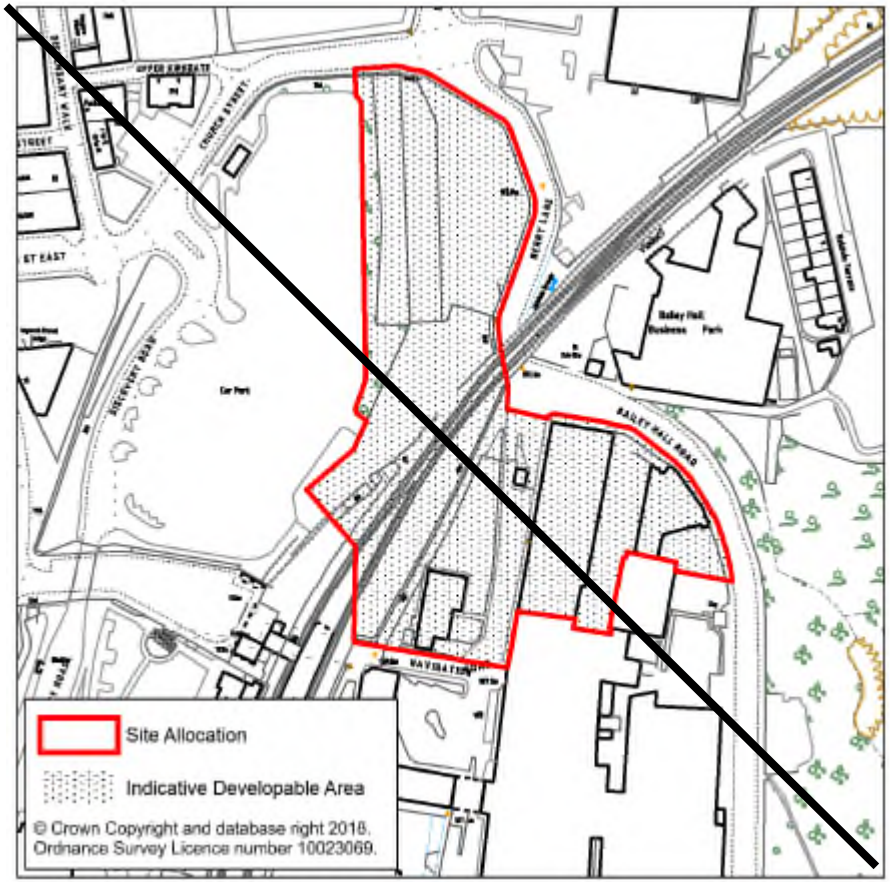
Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting - Air quality mitigation following guidance in West Yorkshire Low Emission Strategy - Noise mitigation *- Site requires masterplanning in accordance with Policy IM7*		
MM176	49	LP1088	Indicative Developable Area ~~0.61~~ *0.47* Total ~~B~~ *Employment* Floorspace ~~3660~~ *1680* Appropriate Uses ~~B1a,~~ C3, *E(g)* Total No. of dwellings: ~~14~~ *8* **Constraints** - Possible land contamination - UK BAP priority area (Black Brook) - Listed Building in close proximity - Historic Environment Record PRN3675 *- Risk of reservoir flooding* *- Potential fluvial flood risk* *- Non main watercourse (Black Brook)* **Site Specific Considerations** - Provision of SuDS - Realignment of retaining wall of the adjacent area. - Buffer of 10m to Black Brook - Minimise light pollution and other disturbance in area of Black Brook - Noise mitigation - Good quality design layout and materials. - ~~Consideration of recommendations in the Heritage Impact Assessment~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.* *- Site requires masterplanning in accordance with Policy IM7*.	Correction / update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

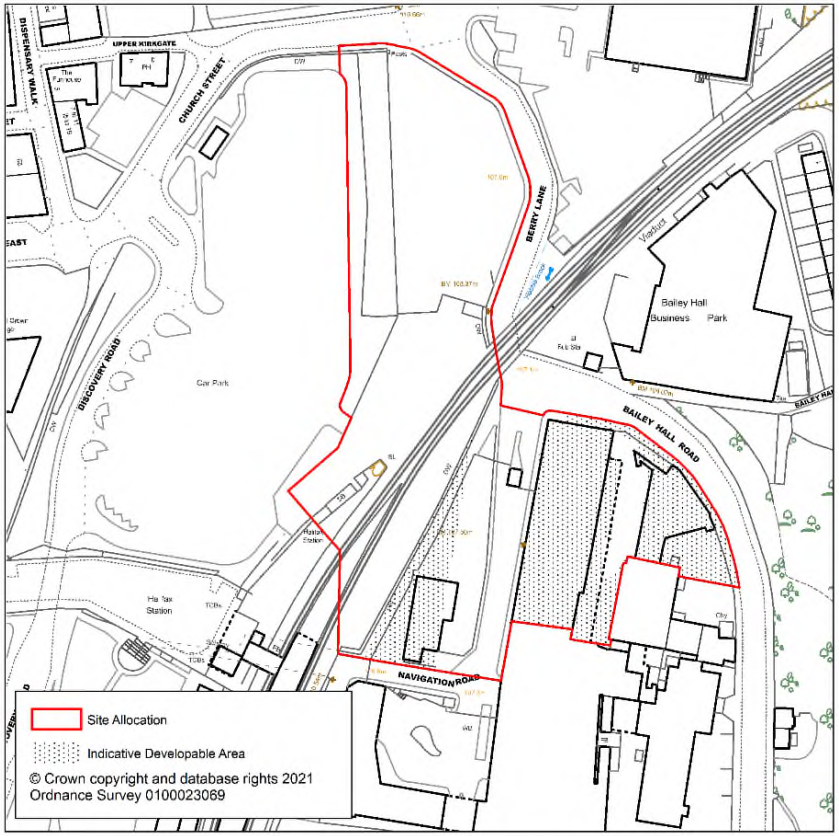
Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
MM177	50	LP1123	Total ~~B~~ *Employment* Floorspace ~~6920~~ *4300* Appropriate uses ~~B1,~~ C3, *E(g)* Total No. dwellings: ~~38~~ *68* **Constraints** - Potential to increase surface water run off - Possible contaminated land - Road noise - Air quality *- Risk of reservoir flooding* *- Potential fluvial flood risk* **Site Specific Considerations** - Provision of SuDS - Consideration of the recommendations in the West Yorkshire Low Emission Strategy. - Mix of uses should be appropriate to a residential location *- Site requires masterplanning in accordance with Policy IM7.*	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan Publication Draft 2018

HALIFAX MIXED USE ALLOCATIONS

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
MM178	51	LP0264	Total B floorspace (sqm): ~~3600~~ *1417* Appropriate Uses: ~~B1a,~~ C3*, E(gi)* Total No. of dwellings: ~~10~~ *40* **Site Specific Considerations** - Provision of SuDS	Update / clarification	No Change to the SA Site assessment carried out in the SA of

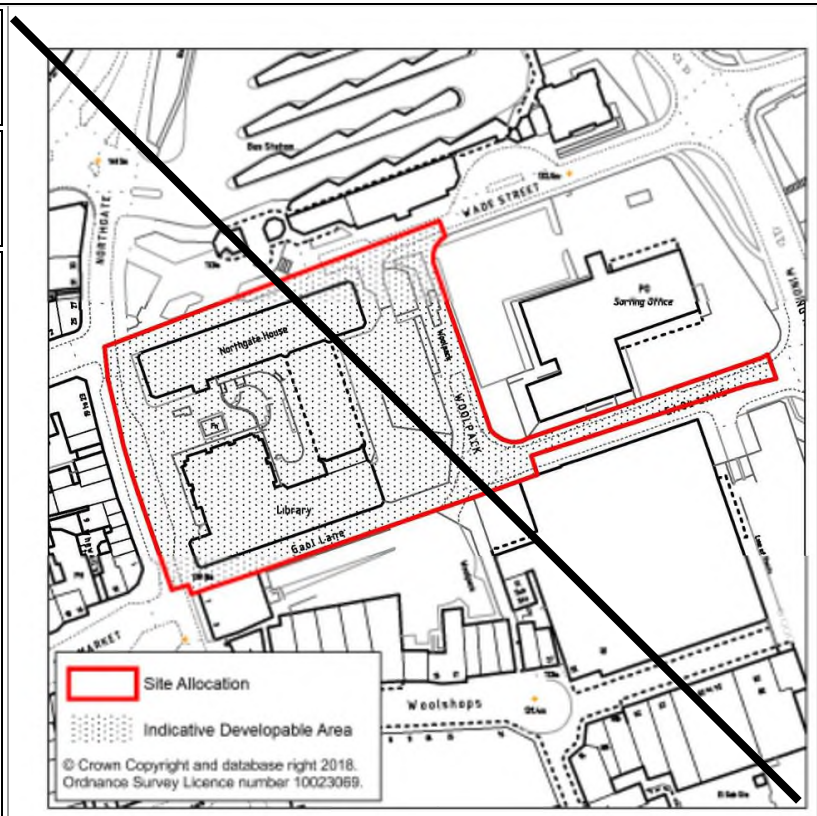
Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			- Possible mitigation required on A58 and A629 junctions. - ~~Consideration of recommendations in the Heritage Impact Assessment~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.* - Consideration of proximity to commercial uses in layout and design - Possible land remediation - Regeneration objectives *- Site requires masterplanning in accordance with Policy IM7.*		the Local Plan 2017
MM179	52	LP0289	Site area (ha) ~~0.42~~ *0.41* Indicative developable site area ~~0.42~~ *0.41* Total ~~B~~ *Employment* Floorspace ~~3600~~ *684* Appropriate Uses C3, ~~B1a, A1, D~~, *E(a), E(gi)* Total No of dwellings: ~~10~~ *26* **Site Specific Considerations** - Good quality design and layout ~~- Consideration of recommendations in the Heritage Impact Assessment~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.* - Possible highway improvements - Regeneration objectives *- Site requires masterplanning in accordance with Policy IM7.*	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM180	53	LP0370	Appropriate uses ~~A1, B1a, D~~ *E(a), E(gi)* **Site Specific Considerations** - Consider guidance in the West Yorkshire Low Emissions Strategy - Noise mitigation *- Site requires masterplanning in accordance with Policy IM7.*	Update / clarification	No Change to the SA Site assessment carried out in the SA of

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
					the Local Plan 2017
MM181	54	LP0749		Update / clarification	The developable area is reduced significantly however in terms of the SA there is no substantive change from the original SA carried out in the SA of the Local Plan publication Draft 2018

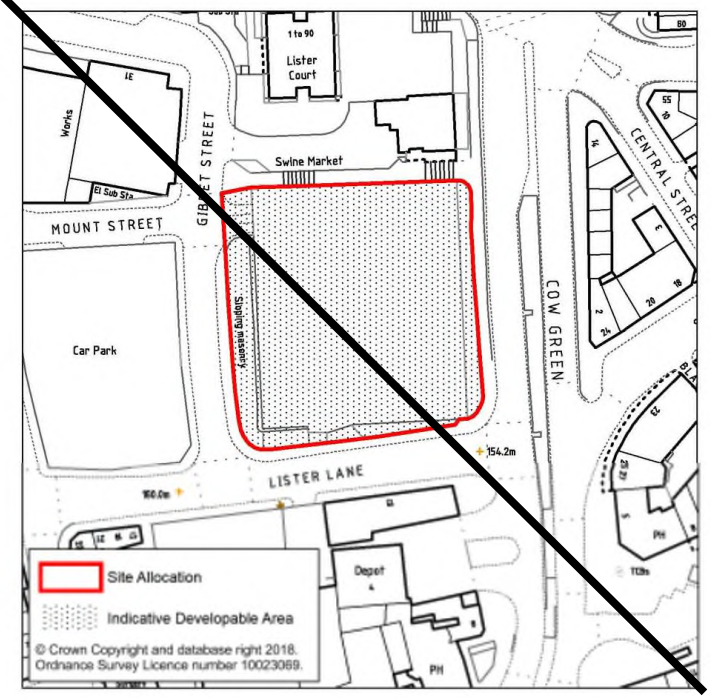
Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			 Site area (ha) ~~1.52~~ *1.51* Indicative developable site area ~~1.52~~ *0.39*		

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			Total B Employment Floorspace (sq m) *1699* Appropriate uses C3, ~~other~~, *E(gi)* Total No. of dwellings: ~~79~~ *56* **Site Specific Considerations** - Mitigation to address noise impacts identified in Noise Impact Assessment - ~~Consideration to recommendations provided within the HIA including a masterplan to ensure all measures identified in the HIA are implemented.~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.* *- Retention and restoration of the Listed Coal Drops and adjacent open space.* *- Retention and reuse of the other Listed Buildings on the site.* ~~- Layout and design to consider flooding issues in FRA and opening of culvert housing Hebble Brook~~ *- The watercourse and buffer must remain free from development.* *- Site requires masterplanning in accordance with Policy IM7.*		
MM182	55	LP1170	Site area: ~~3.24~~ *3.23* Total ~~B~~ *Employment* Floorspace (sq m): ~~3000~~ *2630* Appropriate Uses: ~~B1, C3~~ *E(giii), C3* Total No. of dwellings: ~~42~~ *131* **Reports required** - Hydrological Assessment and evaluation of surface water drainage network - Flood Risk Assessment - Transport Assessment A58 / New Bank and A58 / A629 / Orange Street roundabouts - Land Contamination Assessment *- Preliminary Ecological Appraisal and protected species survey* *- Pre-determination archaeological survey* **Site Specific Considerations** - ~~Consideration of recommendations in the Heritage Impact Assessment~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by*	Update / clarification	No change

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting *- Retention and repair of the stone boundary walls where possible* - Comprehensive layout and design - Restoration of Hebble Brook *(UK BAP priority habitat), including deculverting of sections of the brook (unless prevented by other environmental constraints), and the provision of a minimum buffer of 10m, creating a habitat corridor along the banks following the Calderdale Wildlife Habitat network* - Land remediation - Regeneration initiatives *- Site requires masterplanning in accordance with Policy IM7.*		
MM183	56	LP1287	~~Site area (Ha)~~ ~~0.92~~ ~~Indicative developable site area~~ ~~0.92~~ ~~Total B floorspace (sq m)~~ ~~Appropriate uses~~ ~~A1, A2, A3, B1, C1, C3, D uses.~~	Update	**Site is deleted from the Local Plan – SA of SD6 will be updated and will take deletions into account. See Appendix 4C**

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change			Reasons for change	Implication for previous SA Findings
			~~Total No. of dwellings~~	~~40~~				
			~~Land type~~	~~Brownfield~~			
			~~Ownership~~	~~Public~~			
			~~Constraints~~	~~- Possible below ground archaeological (PRN10903) - Halifax Town Centre Conservation Area - Listed Buildings (17-25 Northgate - Grade II)~~			

<table>
<tr><th>Modification Reference</th><th>Page</th><th>Para/Table/ Box/Policy</th><th>Tracked change</th><th>Reasons for change</th><th>Implication for previous SA Findings</th></tr>
<tr><td></td><td></td><td></td><td>
<table>
<tr><td>~~Reports required~~</td><td>~~- Flood Risk Assessment~~
~~- Site investigations (drainage)~~
~~- Assessment of the existing surface water drainage network~~
~~- Predetermination Archaeological Evaluation~~
~~- Transport Statement including access arrangements~~</td></tr>
<tr><td>~~Site Specific Considerations~~</td><td>~~- Surface water management and provision of SuDS~~
~~- Consideration of recommendations in the Heritage Impact Assessment~~
~~- Include provision for civic open space~~</td></tr>
</table>
</td><td></td><td></td></tr>
<tr><td>MM184</td><td>57</td><td>LP1292</td><td>
~~**Cow Green Car Park, Halifax**~~
<table>
<tr><td>~~Site area (Ha)~~</td><td>~~0.34~~</td><td></td></tr>
<tr><td>~~Indicative developable site area~~</td><td>~~0.34~~</td><td></td></tr>
<tr><td>~~Total B floorspace (sq m)~~</td><td>~~0~~</td><td></td></tr>
<tr><td>~~Appropriate uses~~</td><td>~~A1, C3~~</td><td></td></tr>
</table>
</td><td>Update</td><td>Site now proposed for housing – SA carried out but no significant change from the initial SA of Mixed use proposal – see Appendix 4C</td></tr>
</table>

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change			Reasons for change	Implication for previous SA Findings
			~~Total No. of dwellings~~	~~141~~			
			~~Land type~~	~~Brownfield~~			
			~~Ownership~~	~~Public~~			
			~~Constraints~~	~~- Adjacent to Halifax Town centre Conservation Area~~ ~~- Proximity to Listed Buildings~~ ~~- Potential land contamination~~			

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			~~Reports required~~ ~~- Site investigation and assessment of existing surface water drainage network.~~ ~~- Transport Statement~~ ~~- Land Contamination Report~~ ~~- Noise Impact Report~~ ~~Site Specific Considerations~~ ~~- Provision of SuDS~~ ~~- Retain areas of open space~~ ~~- Consideration of Heritage Impact Assessment recommendations.~~ ~~- Mitigation for potential impact of traffic noise~~		
MM185	58	LP1431	Appropriate Uses ~~A1, B1/~~B2, C3, ~~C D~~ *E(gi)* **Site Specific Considerations** - Provision of SuDS - Good quality design and layout *- Site requires masterplanning in accordance with Policy IM7.*	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM186	59	LP1632	Total ~~B~~ *Employment* Floorspace (sq m) ~~4680~~ *2945* Appropriate Uses ~~A1, B1,~~ C3, ~~D~~ *E(giii)* Total No. of dwellings ~~47~~ *97* **Site Specific Considerations** - Provision of SuDS ~~- Consideration of recommendations in the Heritage Impact Assessment~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.*	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
			- Noise mitigation - Comprehensive site layout and design - Regeneration objectives - *Site requires masterplanning in accordance with Policy IM7*.		Publication Draft 2018

HEBDEN BRIDGE MIXED USE ALLOCATIONS

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reasons for change	Implication for previous SA Findings
MM187	60	LP0922	Appropriate Uses ~~B1a,~~ C3*, E(gi)* Total ~~B~~ *Employment* Floorspace (sq m) ~~2220~~ *2213* Total No. of dwellings: ~~11~~ *12* **Constraints:** - Fluvial and Pluvial Flood Risk - Hebden Bridge Conservation Area ~~- Ecological Issues - proximity to South Pennine Moors SPA/SAC/SSSI~~ *- Site is within 2.5km of the SPA/SAC* - Noise from nearby commercial/industrial uses **Reports Required:** - Flood Risk Assessment, to include Hydrological Assessment - Access proposals and Transport Statement. - Noise Impact Assessment. *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology* *- Ecological Impact Assessment to include a detailed assessment of the impacts on*	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

			SPA/SAC - Habitat Regulations Assessment *(HRA)* **Site Specific Considerations** - Provision of SuDS - ~~Consideration to recommendations provided within the HIA~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.* *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds* *Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds* *Monitoring of impacts to assess bird use over time* - Consider loss of car parking - *The proposed Hebden Bridge Flood Alleviation Scheme may need to be considered in this location.* *- Site requires masterplanning in accordance with Policy IM7.*		

Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 'Site Allocations Supporting Information'

Housing Site allocations

SA of Main Modifications to SD01.2 Housing allocations Brighouse and Garden Suburbs

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
MM188	61	LP0174	Site area: ~~2.83~~ *2.82* Indicative developable site area: ~~1.85~~ *1.84* **Site Specific Considerations** - Design and Layout to mitigate Flood Risk - minimum standoff from the Red Beck of 10m - Provision of green and blue infrastructure *on site* ~~including provision of~~ *such as* SuDS and green roofs - Provision of storage for storm water run-off is recommended - Retain all of the adjacent woodland - Reduce developable area by providing a 10m buffer from woodland to be planted with native shrubs - Minimise light pollution and other disturbance to the beck corridor. *- Provision of parking restrictions at junction of Wilton Street and Brighouse Wood Lane*	Update / clarification	SA – Modification to the site results in an additional positive impact against SA11, to protect and enhance the natural landscape, due to protection of the adjacent woodland and standoff. No other change to SA site assessment carried out in SA of Local Plan 2017.
MM189	63	LP0548	Site Area (ha): ~~0.55~~ *0.54* Indicative Developable Site Area: ~~0.55~~ *0.54* Indicative Density (dph): ~~36~~ *30* Indicative Capacity: ~~19~~ *16*	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan Publication Draft 2018
MM190	64	LP0565	**Site Specific Considerations** - Defence lines and Flood resilience & resistance - Provision of green and blue infrastructure *on site such as* ~~including~~ SuDS and green roofs - Provision of storage for storm water run-off is recommended - Third Party Land required to widen part of Bowling Alley Terrace *- Potential site access via Scholey Avenue* - Reduce developable land by providing a buffer of 20m on the SE boundary plant with locally native shrubs. - Locally native species rich hedgerows should be planted on the other boundaries.	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

			- Avoid light spillage into the woodland - Include bat tubes and bird boxes within any development - Mitigation measures put in place on the remainder natural/semi-natural green space		
MM191	65	LP0568	Site Area (ha): ~~4.34~~ *4.33* Indicative developable site area: ~~2.36~~ *2.37* Indicative density (dph): ~~35~~ *33* Indicative capacity: ~~83~~ *78* - Provision of green and blue infrastructure *on site such as* including green roofs and SuDS - Provision of storage for storm water run-off is recommended - 10m buffer on the south boundary should be taken out of the developable area and planted densely with native shrubs to improve habitat linkages - The central hedgerow should be retained and restored. - A SuDS scheme should take account of existing biodiversity and take the form of fen, marsh, wet woodland, wet grassland or standing water in basins. - Stand-off from motorway - Good acoustic design required for layout and house types. - West Yorkshire Low Emission Strategy has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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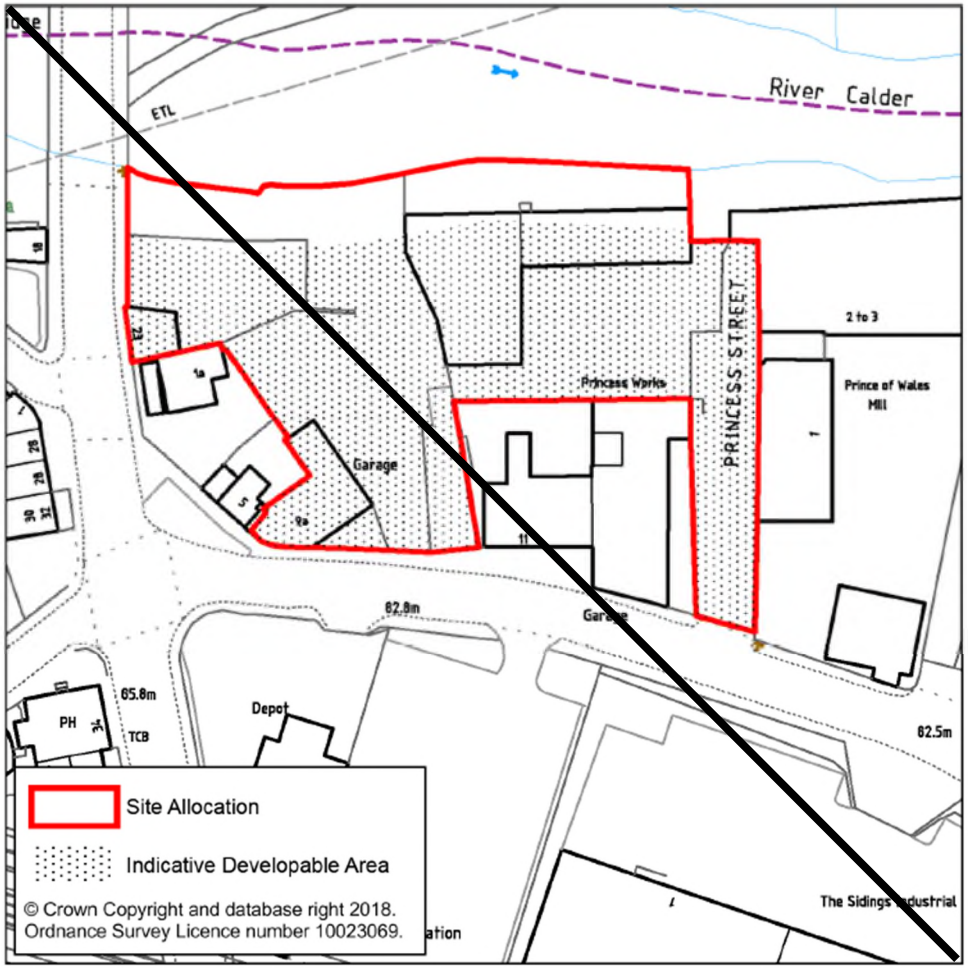
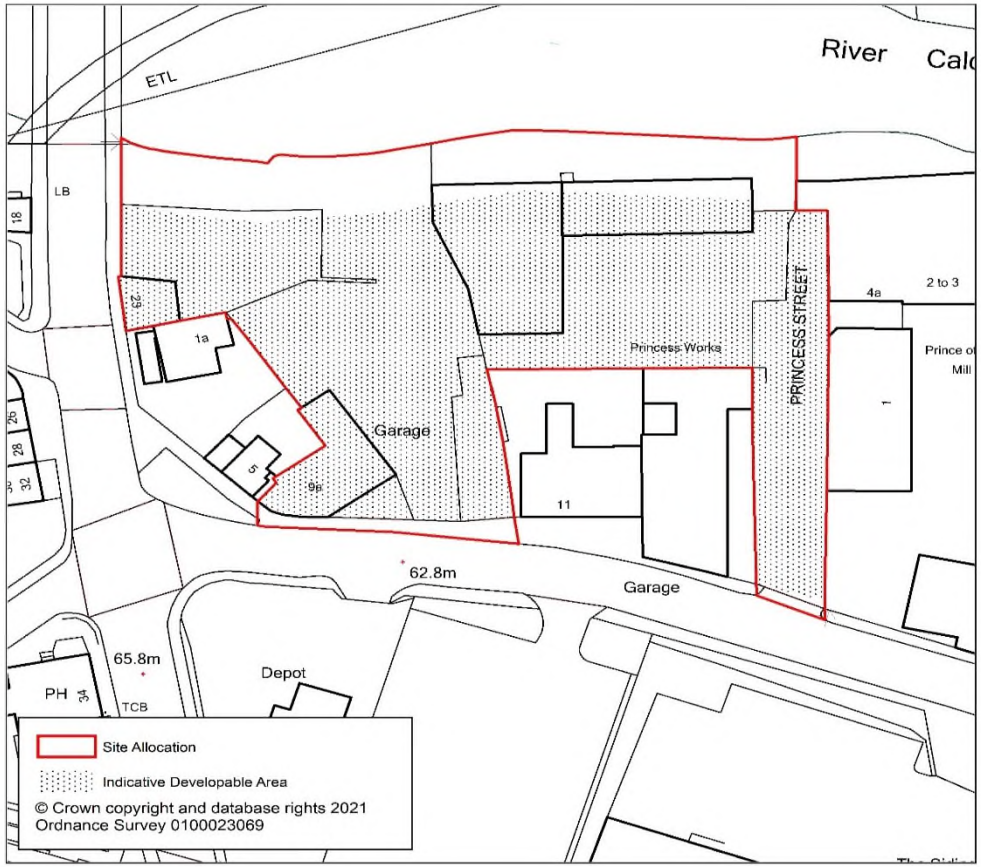
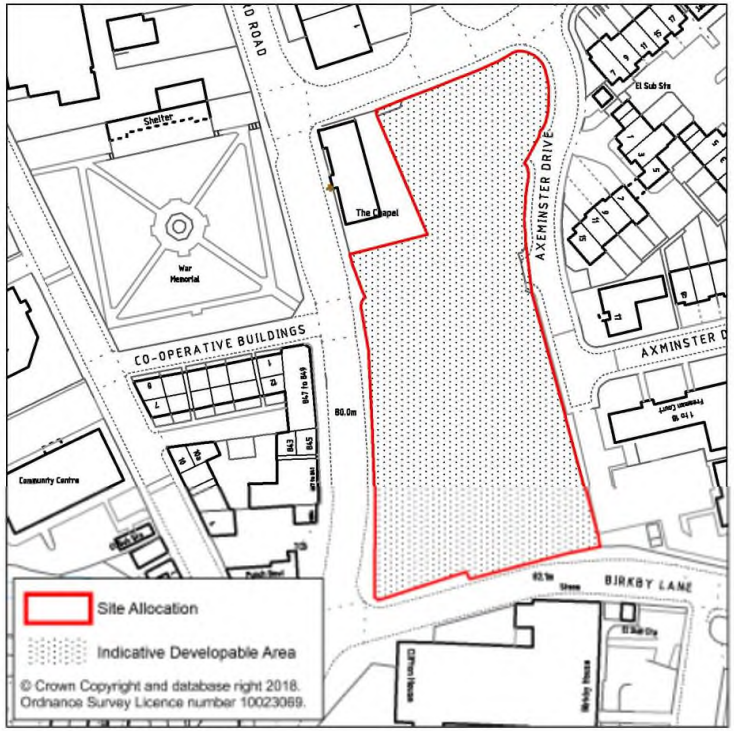
MM192	67	LP0571		Update / correction	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017



Site Area (ha): ~~0.48~~ *0.50*
Indicative developable site area: ~~0.38~~ *0.39*
Indicative density (dph): ~~262~~ *256*

Constraints
- Surface water flood risk
- River Calder and lowland mixed deciduous woodland - UK BAP Priority Habitats

			- Protected species - otters and bats - Wildlife Habitat Network - Proximity to industrial/commercial uses - Proximity to Brighouse Air Quality Management Area *- Risk of reservoir flooding* *- Potential fluvial flood risk* *- Adjacent to River Calder* **Reports Required** - Flood Risk Assessment, to include ~~Hydrological Assessment~~: • *Flood risk hydraulic modelling* • *Emergency Access and egress plans (to be provided to the LPA for consideration and agreement with the Council's emergency planners)* • *Specific consideration being given to impacts from historic flooding, such as recent flood events in Calderdale* • *Following a sequential approach to the layout of the site – i.e.locating development in areas of least flood risk* - Topographical surveys may be required to inform FRA.		
MM193		*LP0771*	*Firth's Carpets, 432 Bradford Road, Bailiff Bridge, Brighouse* *denotes modification to original site details when Mixed Use Site	Update / correction	**New SA carried out to reflect the change of proposed use. See Appendix 4 Section C**



*Site area (Ha): 0.61 0.60**
*Indicative developable site area: 0.61 0.60**
*Indicative Density (dph): 68**
*Indicative capacity: 41**
Land type: Brownfield
Ownership: Private

Constraints
- Potential of surface water flooding from Clifton Beck and Boundary Beck
- Contaminated land
*- Listed Building (Former St Aidan's Mission Church - Grade II)**

			Reports Required - *Evaluation of surface drainage network* *Contaminated Land Assessment* **Site Specific Considerations** - Provision of SuDS *- Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.* *- Site requires masterplanning in accordance with Policy IM7.**		
MM194	68	LP0846	**Reports Required** *Heritage Impact Assessment* **Site Specific Considerations** - Retain as many of the trees as possible. - Plant locally native shrubs/trees within the gardens. - Use climbers such as ivy and honeysuckle with the landscaping. - Include bat tubes within at least 4 of the dwellings. - ~~Consideration to recommendations provided within the HIA~~ *- Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.*	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM195	69	LP0945	Indicative density (dph): ~~32~~ *41* Indicative Capacity: ~~62~~ *75* **Site Specific Considerations** - Design of access roads and retaining structures - Provision of green and blue infrastructure *on site such as* ~~including~~ SuDS and green roofs - Provision of storage for storm water run-off - Highlight opportunities for ecological enhancement and make recommendations for design and allow significant adverse ecological effects to be avoided and for mitigation to be specified - Planting of significant areas of dense native shrubs - Careful consideration with regard to any development close to the cemetery - Consider recommendations of the West Yorkshire Low Emission Strategy	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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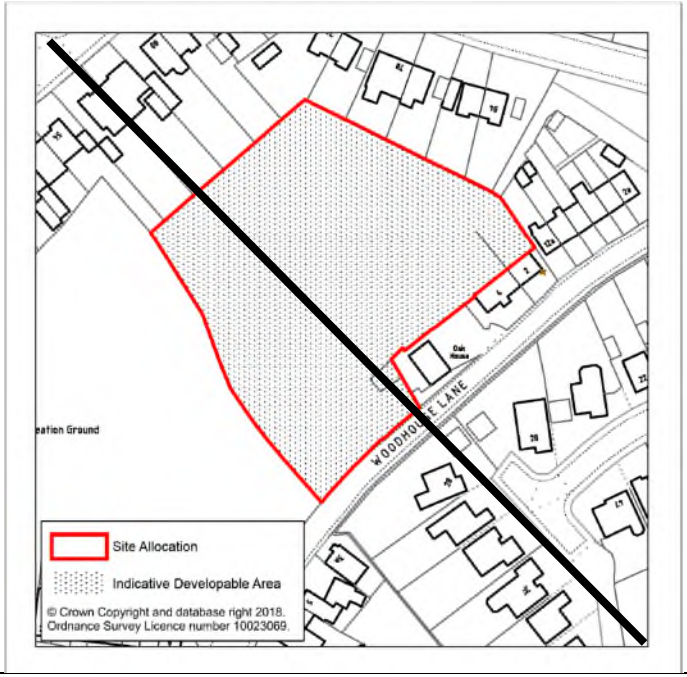
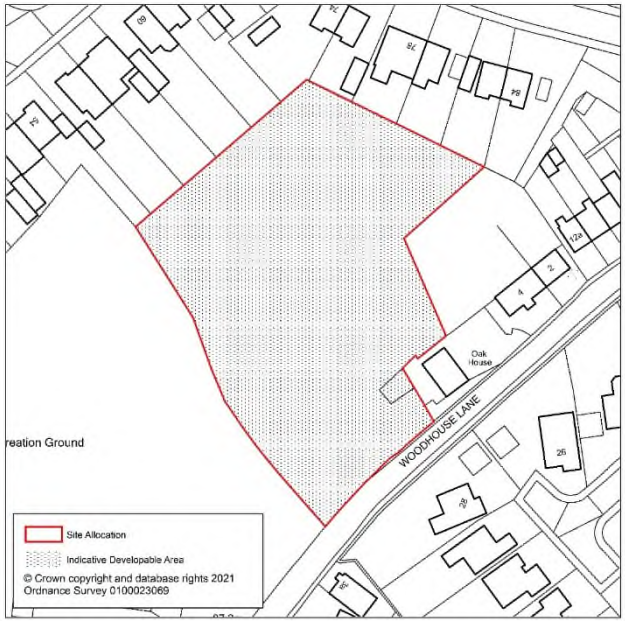
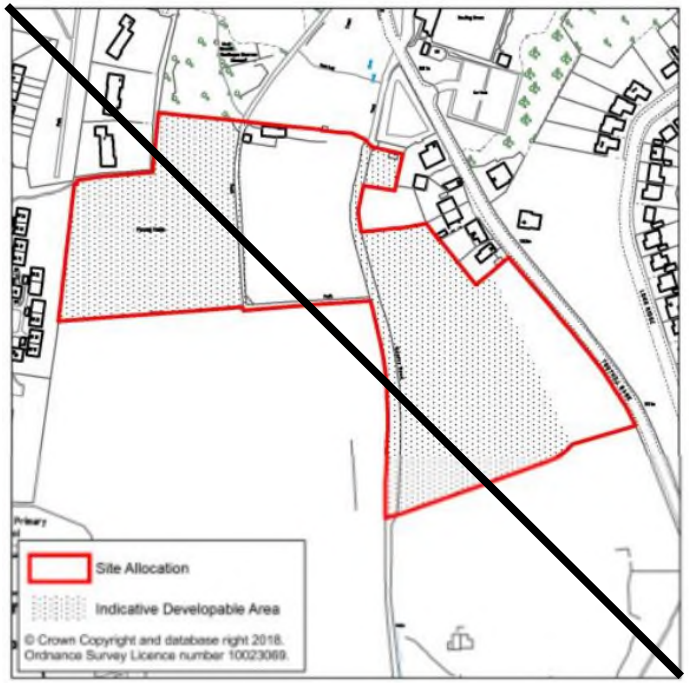
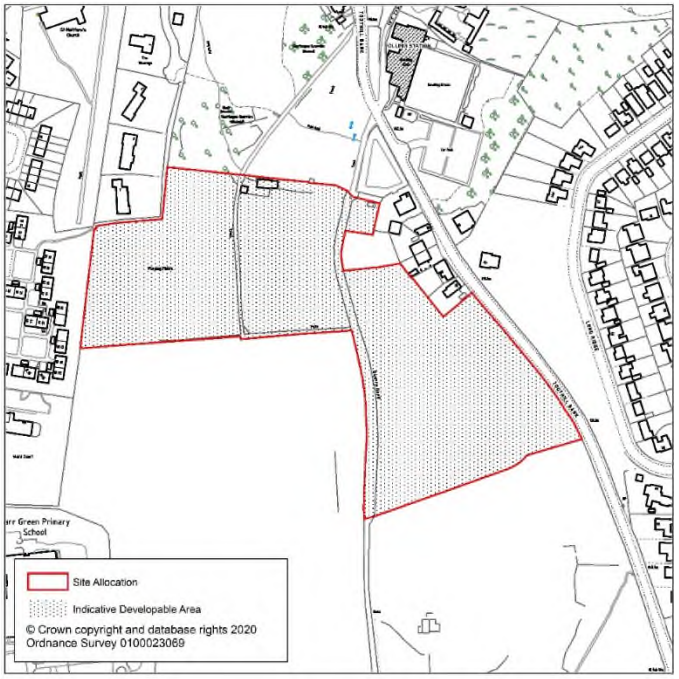
MM196	70	LP1000		Update	No Change to the SA Site assessment carried out in the SA of the Local Plan Publication Draft 2018

			 Site Area: ~~0.54~~ *0.46* Indicative Developable Area: ~~0.53~~ *0.46* Indicative Density: ~~45~~ *22* Indicative Capacity: ~~24~~ *10* **Site Specific Considerations** - ~~Consideration to recommendations provided within the HIA~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.* - Green and Blue Infrastructure including SuDS - Retain Trees where possible - *Development proposals should include the enhancement of other open spaces in the area such as at the adjacent Woodhouse Recreation Ground.*		
MM197	71	LP1032	**Site Specific Considerations** - Defense lines and provision of green and blue infrastructure including SUDS	Clarification	No Change to the SA Site assessment carried out in

			- Exclude an area of grassland from the developable area - Protect the settings of nearby listed buildings through careful consideration of scale, heigh and materials. - Existing trees should be retained to the western boundary - Good acoustic design required for layout and houes types *Access to the site should be taken fromToothill Bank at a point opposite the existing Bowling Club with this acces also serving allocation LP1032.*		the SA of the Local Plan 2017
MM198	72	LP1033		Update / clarification	No substantial overall change to the SA Site Assessment carried out in the SA of the Local Plan 2017; the increased residential capacity would further support the SA objective SA1 'To Ensure Quality Housing is Available to Everyone' and the increased capacity would help use land more efficiently (SA13) however the site is greenfield and therefore the overall impact against that objective remains uncertain.



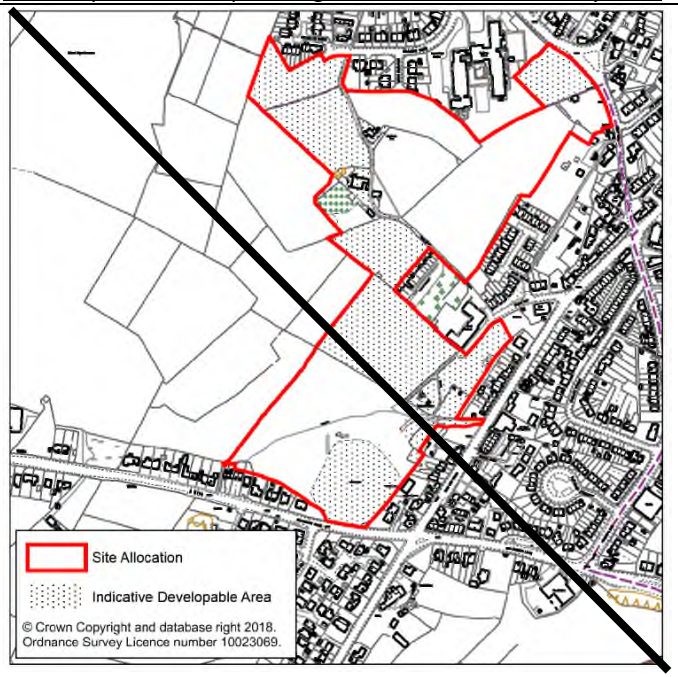
Site Area (ha): ~~3.22~~ *3.23*
Indicative Developable Area: ~~2.12~~ *3.23*
Indicative Capacity: ~~64~~ *97*

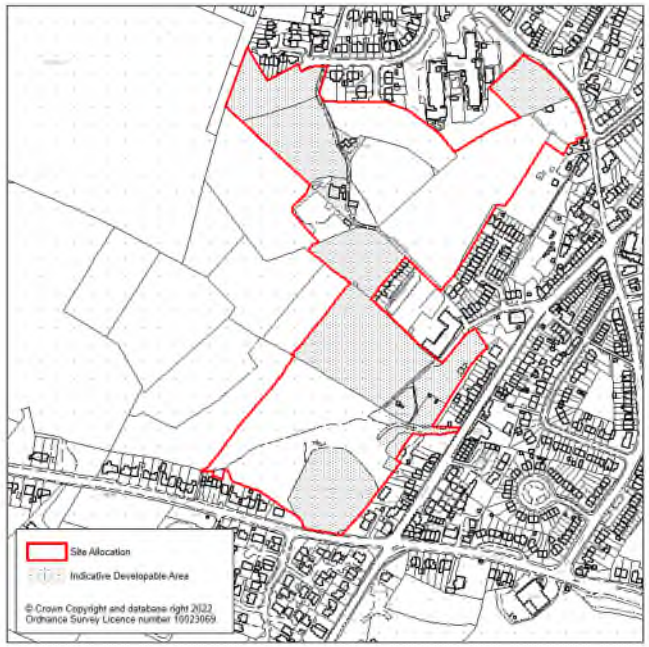
Reports required:
- Hydrological Assessment as part of a Flood Risk Assessment
- Well planned site investigations (Drainage)
- Transport Assessment, to include Access Road Design
- Contaminated Land Assessment
- Land Stability Assessment
- Ecological Impact Assessment informed by the Defra metric and demonstrating biodiversity Net Gain

Site Specific Considerations

			- ~~A site specific policy is required to e~~ *E*nsure the retention *and strengthening* of a strong and defensible boundary between the allocation for housing and the Green Belt - Surface water management measures, *such as* ~~including~~ provision of SuDS and green roofs - Provision of storage for storm water run-off is recommended ~~- Remove the grassland from the developable area and maintain grassland on site~~ *- Retain the woodland, mature trees and hedgerows on the site. The stream with a buffer of 5m should also remain free from development. These areas should be integrated into landscaping and should not form part of private gardens.* *- Site layout should take into account the steep topography of the eastern section of the site, and consideration be given to using this land for landscaping/open space. The precise extent of landscaping/open space will be determined through masterplanning.* *- Improvements to other open space in the area should be carried out prior to development, for example at the adjacent Carr Green Recreation Ground and Playing Fields.* *Access to the site should be taken fromToothill Bank at a point opposite the existing Bowling Club and via allocation LP1032.*		
MM199	73	LP1053	Site Area (ha): ~~3.73~~ *3.75* **Site Specific Considerations** - Provision of green and blue infrastructure *on site such as* ~~- including~~ SuDS and green roofs - Provision of storage for storm water run-off is recommended - Third party land required to create suitable access - Remove from the developable area a 10m buffer from all woodland and plant with locally native shrubs - Retain shrubs on east boundary and plant species rich locally native hedgerow on north boundary - Provide mitigation for the increased recreational pressure on nearby LWS - Avoid light spillage into the woodland. - A SUDs scheme should take account of existing biodiversity and take the form of fen, marsh, wet woodland, wet grassland or standing water in basins. - Noise Mitigation *- Site access of LP1053 and LP1054 need to be linked to minimise additional accesses on to Brookfoot Lane.*	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM200	74	LP1054	**Site Specific Consideration** - Provision of green and blue infrastructure - including SuDS and green roofs - Provision of storage for storm water run-off is recommended	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

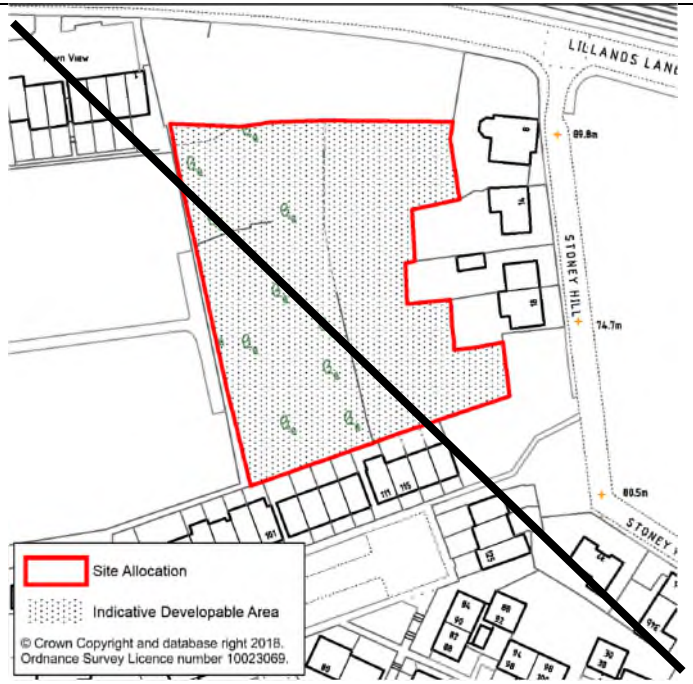
			- Provide a minimum stand off from the LWS of 20m. Allow to naturally scrub over with locally native trees. - Remove from the developable area a 5m buffer from the western boundary and plant with locally native shrubs - Provide mitigation for the increased recreational pressure on nearby LWS *- Site access of LP1053 and LP1054 need to be linked to minimise additional accesses on to Brookfoot Lane*		
MM201	75	LP1060	**Site Specific Considerations** - Provision of SuDS for attenuation of surface water run off - ~~Improvements to other open spaces in the vicinity such as Bentley Avenue and Aysgarth Avenue~~ *- Improvements to other open space in the area should be carried out prior to development. These could include additional equipment at the nearby play area at Bentley Avenue and the provision of goal posts on the grassed area at Aysgarth Avenue.* *- Development proposals should retain the hawthorn and elder hedgerow along the site boundary with Bentley Avenue or provide similar compensatory habitat within the site.* *- Development proposals should retain the single cherry tree currently on site.*	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan Publication Draft 2018
MM202	77	LP1077	Site Area: ~~13.08~~ *13.04* Indicative developable area: ~~6.67~~ *6.66* Indicative density (dph): ~~32~~ *26* Indicative Capacity: ~~213~~ *174* **Reports Required** - Flood Risk Assessment - Evaluation of surface drainage network - Full masterplan and Transport Assessment/Travel Plan with assessments of junction to be agreed but including A58 / A644 junction - Ecological Management Plan - Contaminated land assessment - Noise impact assessment - *Landscape Impact Assessment* **Site Specific Considerations** - Provision of green and blue infrastructure *on site such as* ~~including~~ SuDS and green roofs - Provision of storage for storm water run-off is recommended	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

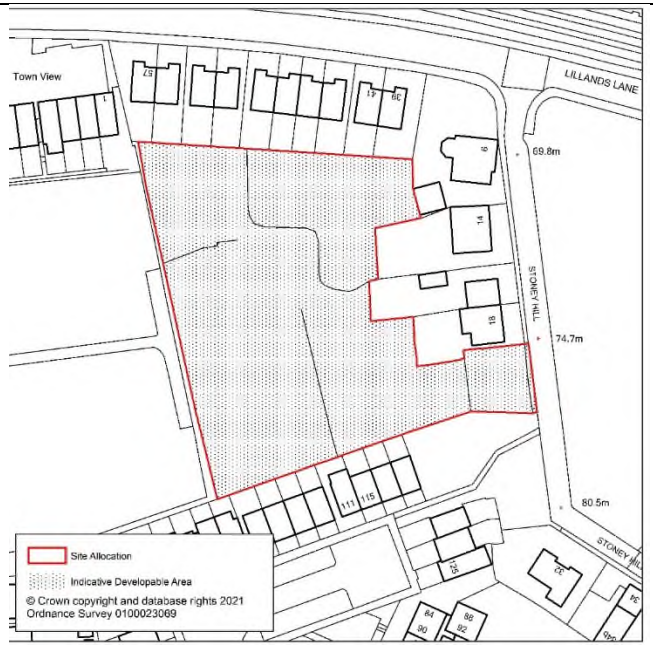
			- Mitigating improvements required at A58 / A644 junction - Remove deciduous woodland from developable area - Retain and restore hedgerow; retain trees and shrubs where possible. - Plant dense locally native shrubs adjacent to woodland to prevent access except along rights of way. - Specify and implement other prescriptions to minimise impacts on the woodland due to increased recreational pressure. - Plant woodland and develop locally native grasslands in the remainder of the area excluded from the developable area. - Retention of the stone boundary wall *where appropriate and practical* - Have regard to the West Yorkshire Low Emission Strategy which has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts. *- Site requires masterplanning in accordance with Policy IM7.*		
MM203	78	LP1078		Update / clarification	The Modification to the site results in an additional positive impact against SA4, due to the requirement for improved open space; there were no other changes to the overall SA carried out in the SA of the Local Plan Publication Draft 2018

			 Site Area: 10.62 *10.57* Indicative developable area: ~~5.15~~ *5.12* Indicative density (dph): ~~29~~ 52 Indicative capacity: ~~149~~ *267* **Site Specific Considerations** - Provision of SuDS - ~~Retention of existing playing pitch or enhancement of other facilities in the area~~ - *Open Space shall be provided as per the details approved in planning approval 19/00628/FUL for construction of 267 dwellings and public open space including demolition of buildings on land at New Hey Road, Delf Hill And Shannon Road, Mount Lane, Brighouse.* - Implement guidance in the West Yorkshire Low Emission Strategy - ~~Consideration of recommendations provided within the Heritage Impact Assessment.~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other*		

			suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting. - Exclude all areas of the Wildlife Habitat Network, the woodland and the 3 fields in the north east from the developable area. - Consideration of the guidance in the West Yorkshire Low Emission Strategy - Good quality design and layout. *- Site requires masterplanning in accordance with Policy IM7.*		
MM204	79	LP1093	**Reports Required** - Flood Risk Assessment to include Hydrological assessment - Protected Species Survey - Contaminated Land Assessment - Noise Impact Assessment - *Landscape Impact Assessment* **Site Specific Consideration** - Provision of green and blue infrastructure such as SuDS and green roofs, taking into account biodiversity - Provision of storage for storm water run-off is recommended - 20m buffer from the woodland, planted with species rich native shrubs and hedgerows - Have regard to West Yorkshire Low Emission Strategy which has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts *- Applicants should provide a joint access for LP1093 and LP1095 to minimise additional accesses on the local highway network*.	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM205	80	LP1095	Site Area: ~~4.83~~ *4.81* **Reports Required** - Access Junction design on to A644 - Operational assessment to demonstrate no detriment to operation of A644 - Transport Assessment & Travel Plan - Flood Risk Assessment, informed by Hydrological Assessment - Protected Species Surveys - Contaminated Land Assessment - *Landscape Impact Assessment* **Site Specific Consideration**	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

			- Localised widening would be required to provide a Right Turn Lane on the A644 - Provision of green and blue infrastructure including provision of SuDS and storage for storm water run-off. SuDS should take account of existing biodiversity. - Access Junction design *- Applicants should provide a joint access for LP1093 and LP1095 to minimise additional accesses on the local highway network.* - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt - New linear park and possible play equipment - ~~Consideration to recommendations provided within the HIA.~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.* - Mitigation measures identified in Contaminated Land Assessment		
MM206	81	LP1116	Indicative developable site area: ~~1.05~~ *1.04* **Site Specific Considerations** - Provision of SuDS - Good acoustic design required for layout and house types - West Yorkshire Low Emission Strategy has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts. - ~~Consideration to recommendations provided within the HIA.~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.*	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM207	82	LP1322	Indicative developable site area: ~~0.35~~ *0.36*	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

MM208	83	LP1469		Update / clarification	No change

			 Site Area: ~~0.44~~ *0.46* Indicative Developable Area~~: 0.44~~ *0.46* **Site Specific Considerations** - Capacity building of existing drainage network and well planned site investigations. - Provision of SuDS - Highway improvements required to Stoney Hill from the Lillands Lane junction - Consider the impact on visual amenity currently provided by the site. - Good acoustic design required for layout and house types. *- Standard trees should be retained where possible.*		
MM209	84	LP1648	Indicative density (dph): ~~36~~ *48* Indicative capacity ~~31~~ *41* **Constraints** ~~- Cumulative traffic impact with other potential sites in Hipperholme would result in a severe impact~~ *- Impact on A58 / A644 junction*	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan Publication Draft 2018

			- Lowland mixed deciduous woodland a UK Biodiversity Action Plan priority habitat to the east of the site - Within Calderdale Wildlife Habitat Network - Proximity to Hipperholme AQMA (No. 7) - Potential contaminated land - Potential noise from industrial site to the south - **Reports Required** - Transport Assessment *(including assessment of Hipperholme crossroads)* and Travel Plan. – Contaminated Land Assessment - Noise Impact Assessment **Site Specific Considerations** - Provision of SuDS ~~- Improvements at the signalised Hipperholme crossroads.~~ *- Consideration to be given to multi-modal transport corridor improvements* *- Transport statement to demonstrate that development will not result in an unacceptable impact on highway safety, or result in a severe residual cumulative impact on the road network* *- Development of LP1648 to be designed to ensure access from LP0032 can be achieved* - Exclude lowland mixed deciduous woodland a UK Biodiversity Action Plan priority habitat from site allocation - Have regards to the West Yorkshire Low Emission Strategy which has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts.		

Garden Suburbs

Modification Reference	Page	Site Ref	Tracked Changes	Reason	Implications for previous SA Findings
MM210	85	LP1451	Site Area (ha): ~~63.2~~ *63.00* Indicative developable area: ~~44.9~~ *44.76*	Update / correction / clarification	No Change to the SA Site

Modification Reference	Page	Site Ref	Tracked Changes	Reason	Implications for previous SA Findings
			Constraints - Potential for increased surface water run-off - Highways (Impact on the Strategic Highway Network; and significant traffic impact flows in central Brighouse) - Ecology (river and lowland mixed deciduous woodland to the south of the site both UK BAP priority habitats; species rich semi-improved grassland in the south central area and a short section of disused railway to the north-east fall within the Wildlife Habitat Network) - Heritage (Grade II Firth House; Grade II Listed Anchor Pit Lock to the east of the site; Class III Archaeological Site (PRN 2675) within the site; and The Gatehouse on Huddersfield Road which is undesignated) - Noise from motorway - Impact upon Brighouse AQMA - Toothill being monitored for traffic pollution *- Rights of Way (Brighouse 093, 095, 124, 125)* *- Risk of ball strike on development adjacent to Augustinians Cricket Club.* **Reports Required** - Hydrological Assessment as part of a Flood Risk Assessment - Transport Assessment *and Travel Plan* - Ecological Appraisal including ecological surveys (such as Phase 1 habitat and protected species surveys) and an ecological record search with West Yorkshire Ecology Ecological Impact Assessment and Ecological Management Plan will be required - Noise Impact Assessment - Predetermination Archaeological Evaluation *- Health Impact Assessment* *- Air Quality Impact Assessment* *- Land Contamination Assessment* - Masterplan **Site Specific Considerations** - Provision of green and blue infrastructure including SuDS - Topography and water features that affect the layout of the development		assessment carried out in the SA of the Local Plan Publication Draft 2018

Modification Reference	Page	Site Ref	Tracked Changes	Reason	Implications for previous SA Findings
			- Contribute to the additional schemes identified by the Highways England West Yorkshire Infrastructure Study and included in the Infrastructure Delivery Plan. Junction improvements around Brighouse - Provide a minimum stand-off from the river of 10m and 20m from Bradley Wood - Provide for biodiverse recreational space within the development in order to reduce pressure on Bradley Wood *Ancient Woodland.* - Provide funding for habitat protection - SuDS scheme should take account of existing biodiversity and take the form of fen, marsh, wet woodland, wet grassland or standing water in basins Biodiversity mitigation/enhancement should provide locally native species rich unimproved grassland and locally native species rich hedgerows, restoring gaps in the Wildlife Habitat Network ~~- Inclusion of Open Space~~ *- Masterplanning work to identify the location and typology breakdown of Open Space throughout the site. Provision on the allocation will be above the Open Space policy requirements.* - ~~Consideration to recommendations provided within the HIA.~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.* *- Consider recommendations of the West Yorkshire Low Emission Strategy.* West Yorkshire Low Emission Strategy has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts. - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt *- Applications for development adjacent to Augustinians Cricket Club must undertake a ball strike risk assessment and as a minimum consider recreational cricket and ball speeds of up to 40 metres per second. Any mitigation package that the ball strike risk assessment advises should be built into the scheme by the developer; and be constructed and maintained in perpetuity at the developer's expense.* *- Site requires masterplanning in accordance with Policy IM7.* *- Provision of one on-site, two-form entry primary school. Unless up-to-date pupil projections indicate to the contrary, the school will aim to open in September 2025 and will include early years provision.* *- Masterplanning of site to include production of an infrastructure cost delivery plan to include phasing to indicate when key infrastructure will be required.* *- Retention and enhancement of existing Rights of Way on site (Brighouse 093, 095, 124, 125)*		

Modification Reference	Page	Site Ref	Tracked Changes	Reason	Implications for previous SA Findings
			- Landscape and Visual Impact Assessment (LVIA) to be carried out as part of the masterplanning process. *- Unless demonstrated otherwise through an up-to-date Transport Assessment, no more than 680 units shall be delivered in advance of the completion of the critical schemes listed in the IDP (2021). The IDP is a provisional list and is subject to change as masterplanning work progresses and the A641 business case is developed.* *- The primary route will enter the site at a single access point from the A641 at the Western boundary. It is not expected that there will be any other primary access points to the site.* *- Secondary accesses to the site will be provided to the site via Ryecroft Lane and Woodhouse Gardens.* *- Ryecroft Lane will provide access to the new primary school and village centre.* *- Additional pedestrian and cycle accesses will be in appropriate locations providing linkages to the North, East, South and West.* *- Provision of a local centre which shall be constructed in the early phases of development.*		
MM211	87	LP1463	Site Area (ha): ~~140.66~~ *140.44* Indicative developable area: ~~105.15~~ *101.00* Indicative density (dph): ~~19~~ *20* **Constraints** - Potential for increased surface water run-off - Highways (Impact on the Strategic Highway Network; and significant traffic impact flows in central Brighouse) - Ecology (Species rich acid and neutral grassland likely to be UK BAP priority habitat; Lowland mixed deciduous woodland; Wildlife Habitat Network; and Birds including curlew, lapwing, golden plover and tree sparrow) - Heritage (Grade II Woolrow and Woolrow Farmhouse; Class III Archaeological site PRN4062; Locally Listed Historic Park and Garden Wellholme Park; undesignated Former Railway Structures) - Impact upon Brighouse AQMA - Turbines and potential of noise and shadow flicker - Contaminated Land *- Rights of Way (Brighouse 058, 059, 068, 070, 071, 072, 073, 138)*	Update / correction / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan Publication Draft 2018

Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 'Site Allocations Supporting Information'

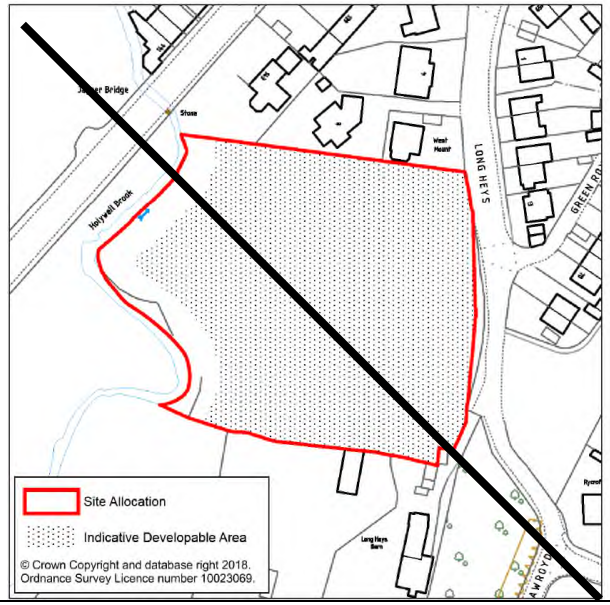
Modification Reference	Page	Site Ref	Tracked Changes	Reason	Implications for previous SA Findings
			Site Specific Considerations - Consideration of topography and water features that affect the layout of the development. - Provision of green and blue infrastructure including SuDS - Contribute to the additional schemes identified by the Highways England West Yorkshire Infrastructure Study and included in the Infrastructure Delivery Plan. Junction improvements around Brighouse - Remove Wildlife Habitat Network areas from proposed allocation - On-going grassland and woodland management for biodiversity enhancement - ~~Inclusion of Open Space~~ *- Masterplanning work to identify the location and typology breakdown of Open Space throughout the site. Provision on the allocation will be above the Open Space policy requirements.* - ~~Consideration to recommendations provided within the HIA.~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.* *- Development proposals will be required to demonstrate how the development will contribute to securing the repair of the Grade II Listed Woolrow* *- Consider recommendations of the West Yorkshire Low Emission Strategy*. West Yorkshire Low Emission Strategy has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts. - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt. *- Site requires masterplanning in accordance with Policy IM7.* *- Provision of one on-site, two-form entry primary school. Unless up-to-date pupil projections indicate to the contrary, the school will aim to open in September 2025 and will include early years provision.* *- Masterplanning of site to include production of an infrastructure cost delivery plan to include phasing to indicate when key infrastructure will be required.* *- Landscape and Visual Impact Assessment (LVIA) to be carried out as part of the masterplanning process.* *- Masterplanning to ensure designs safeguard the character and identity of the Thornhills hamlet and the wooded valley slopes.* *- Unless demonstrated otherwise through an up-to-date Transport Assessment, no more than 680 units shall be delivered in advance of the completion of the critical schemes listed in the IDP (2021). The IDP is*		

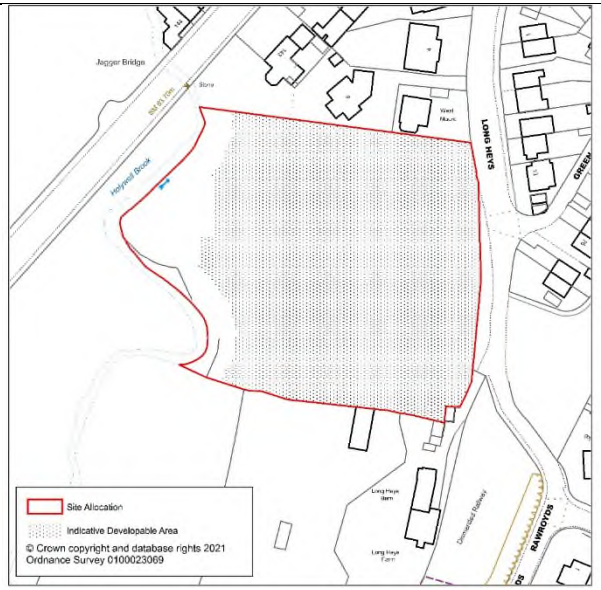
Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 'Site Allocations Supporting Information'

Modification Reference	Page	Site Ref	Tracked Changes	Reason	Implications for previous SA Findings
			a provisional list and is subject to change as masterplanning work progresses and the A641 business case is developed. *- Delivery of the Garden Suburb is feasible through provision of a spine road, however the final layout and access options will be refined through the masterplanning work.* *- The primary school and village centre shall be accessed from the A643.* *- Provision of a local centre which shall be constructed in the early phases of development.*		

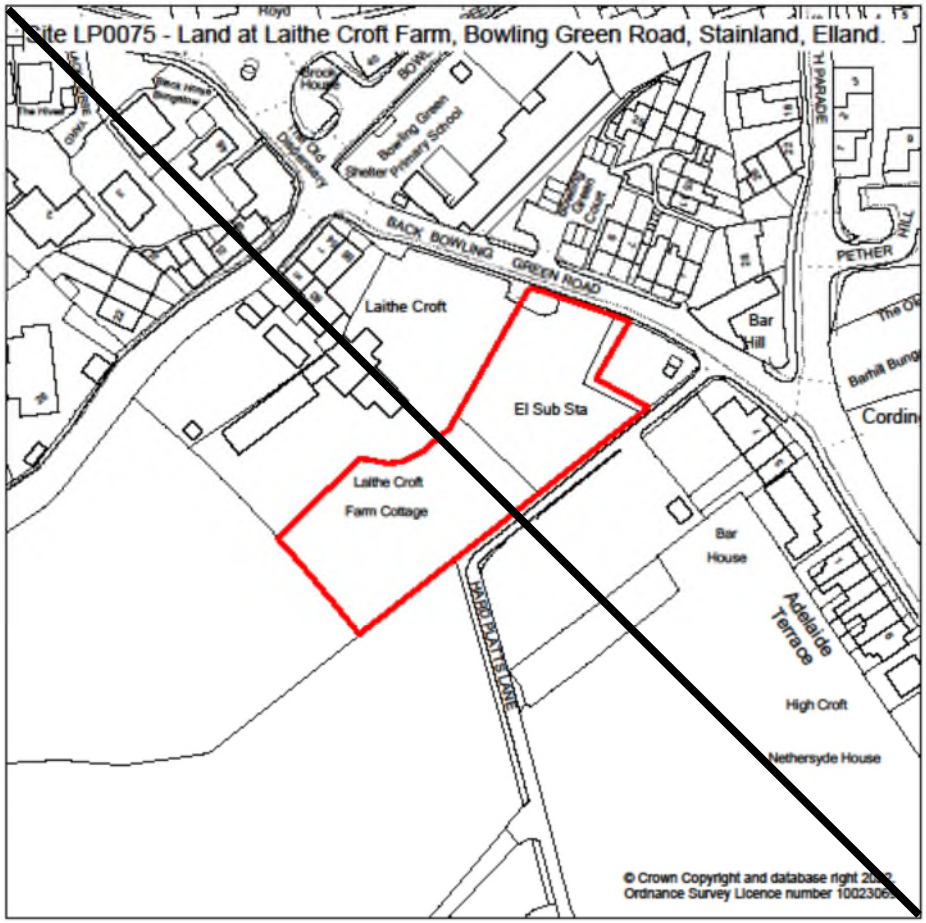
Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 'Site Allocations Supporting Information'

Housing allocations Elland

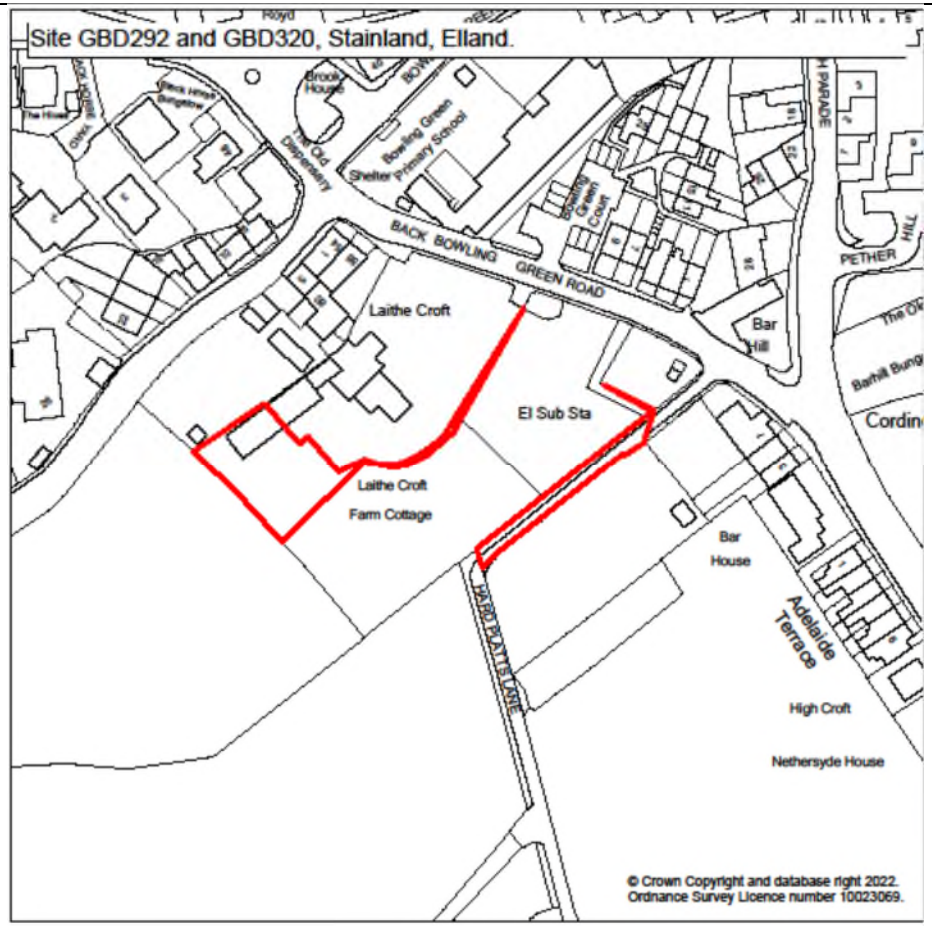
Mod Ref	Page	Para/Table / Box/Policy	Tracked change	Reason	Implications for previous SA Findings
MM212	89	LP0037		Clarification / correction / update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

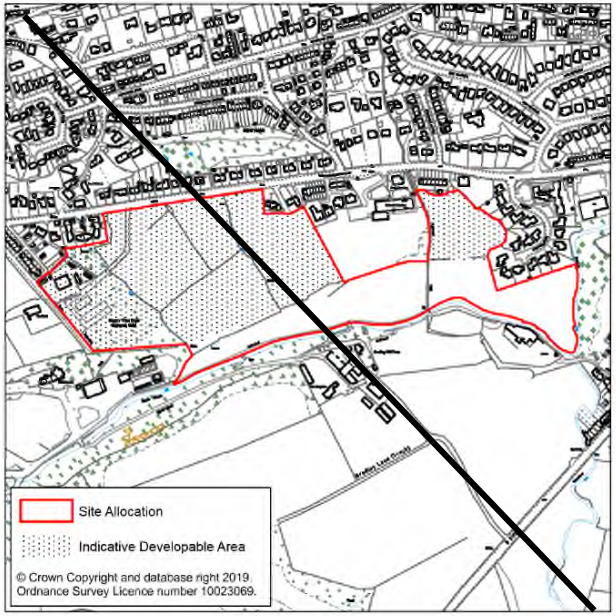
			 **Indicative Developable Area:** ~~0.84~~ *0.80* **Indicative Capacity:** ~~30~~ *29* **Constraints** ~~- Stainland Conservation Area~~ ~~- Flood storage area~~ *- Holywell Brook (UK BAP priority habitat)* *- Wildlife Habitat Network* *- Potential to increase surface water run off* *- Grade II listed viaduct (220m south) / Grade II listed boundary marker on Jagger Bridge* *- Long Heys Farm (potential standoff)* **Reports** ~~- Transport Statement~~ *- Flood Risk Assessment, informed by a Hydrological Assessment* *- Transport Assessment* *- Ecological Impact Assessment*		

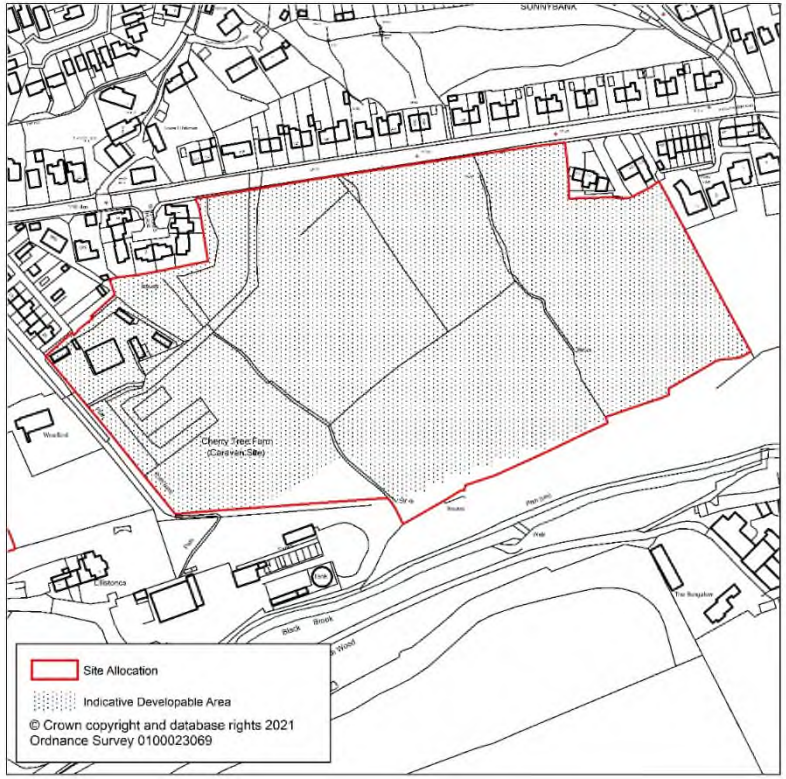
			Site Specific Considerations ~~- Provision of SuDS.~~ *- Provision of green and blue infrastructure, such as SuDS and green roofs.* ~~- Measures to discourage the use of the Church Lane junction with Stainland Road~~ ~~- Consider the impact on visual amenity currently provided by the site.~~ *- Leave a minimum stand off of 10m from Holywell Brook and plant with locally native species.* *- Minimise light pollution and other disturbance to Holywell Beck.* *- Building heights and materials need to be carefully considered.* *- Existing trees should be retained wherever possible.* ~~- Consideration to recommendations provided within the HIA.~~ *- Realignment of retaining wall of the adjacent area of the development.* *- The listed boundary marker should be retained and protected during any construction works.* *- Stand-off necessary if Long Heys Farm is operational.* - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt		
MM213	90	LP0065	Site Area (ha): ~~1.01~~ *1.00*	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM214	91	**LP0075**	**Site Removed from Local Plan**		Site Deleted – SA of housing Allocation policy will consider impacts of deleted sites – a new SA Report against policy SD7 will be included in Appendix 4 C

			 ~~Site area (Ha): 0.32~~ ~~Indicative developable area (dph): 0.32~~ ~~Indicative density: 35~~ ~~Indicative Capacity 11~~ ~~Land Type: Greenfield~~		

			~~Ownership: Private:~~ ~~**Constraints:**~~ ~~- Stainland Conservation Area~~ ~~- Land Contamination~~ ~~**Reports Required:**~~ ~~- Transport Statement~~ ~~- Hydrological Assessment~~ ~~- Land contamination Report~~ ~~**Site Specific Considerations**:~~ ~~- Provision of SuDs~~ ~~- Consideration to issues raised within the HRA~~		
MM215	91	LP0075	The two consequential Green Belt changes proposed in CC48 (GBD292 and GBD320) as a result of allocating site LP0075 are deleted. The Green Belt boundary in this location reverts to that designated in the RCUDP.	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

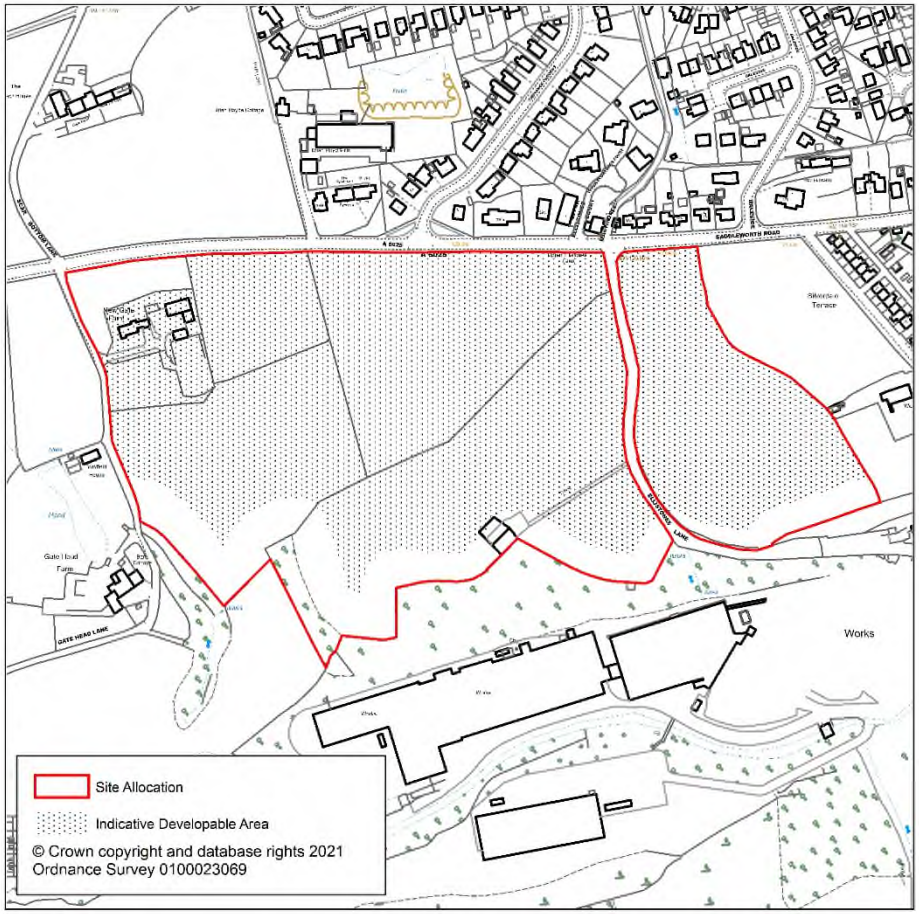
					
MM216	92	LP0146	**Site Specific Considerations** - Provision of SuDS. - Measures to discourage the use of the Church Lane junction with Stainland Road - Consider the impact on visual amenity currently provided by the site. - ~~Consideration to recommendations provided within the HIA.~~ *Implementation of the recommendations provided in the HIA or other suitable mitigation measures agreed by the*	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

			Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting. - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt.		
MM217	17	LP0177			**New SA Site Assessment report in Appendix 4C**

			 *Site Area: 6.03* *Indicative Developable Area: 5.83* *Indicative Capacity:-175* ***Constraints*** *- Sunny Bank Clough and Daleside Clough watercourses* *~~- Archaeological Site PRN4249~~* *- Bradley Hall Farmhouse (Grade II)* *- Wildlife Habitat Network*		

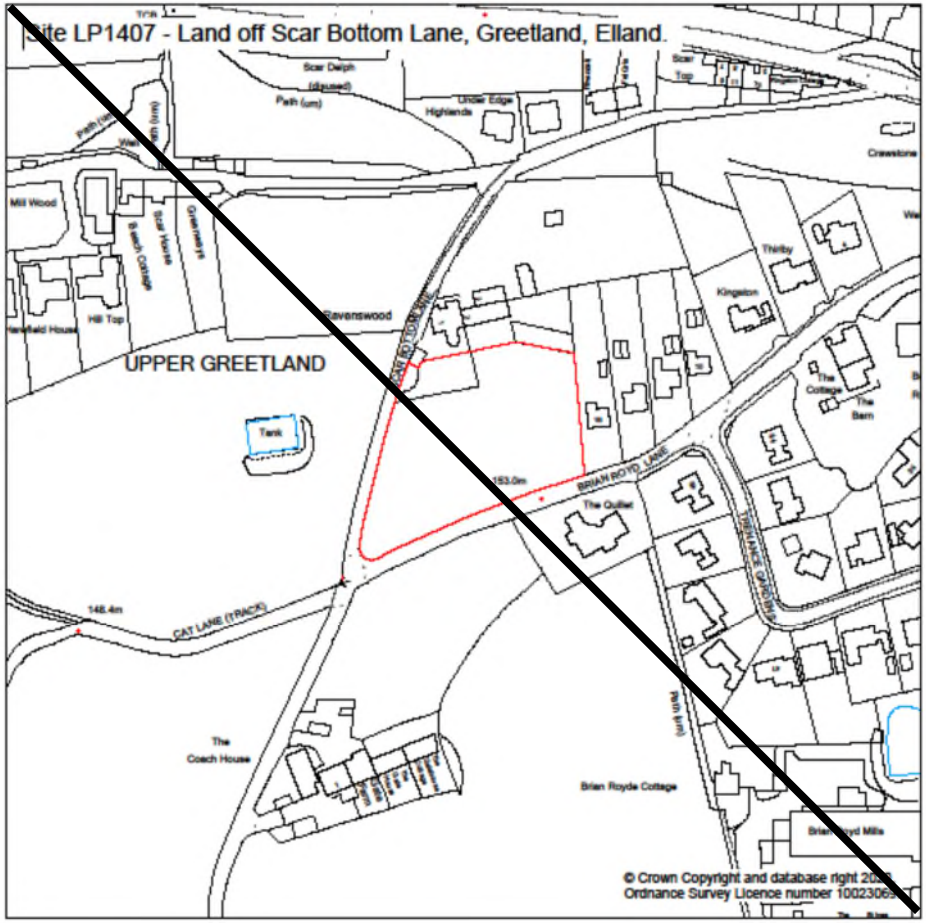
			- Potential air quality impact *- Black Brook (UK BAP priority habitat)* *- Sensitive adjacent uses (school, camp site, farm, industry)* ~~*- Elland 036 (Right of Way)*~~ ***Reports Required*** *- Air Quality Assessment* *- Flood Risk Assessment* *- Topographical Survey, Transport Assessment, Travel Plan and operational assessment of local road network* ~~*- Predetermination Archaeological Evaluation.*~~ *- Noise Impact Assessment* ~~*- Ecological Appraisal*~~ *- Ecological Impact Assessment* *- Ecological Record search with West Yorkshire Ecology* *- After the master plan is produced, an Ecological Impact Assessment and Ecological Management Plan will be required. Reports should comply with CIEEM guidance* ***Site Specific Considerations*** *- Information detailing site connectivity and safe access by non-car modes and required improvements identified.* *- Consideration to recommendations provided within the FRA.* *- Maintain and enhance the woodland margins to provide screening.* ~~*- Maintain and enhance tree and scrub cover along the beck. Avoid footpaths which run alongside the water. Minimise light spillage over the water.*~~ ~~*- Leave a minimum stand off from the beck of 10m. Maintain and enhance the woodland margins to provide screening.*~~ *- Development to consider layout and design to avoid flood risk impacts and provision of green and blue* *infrastructure on site (such as SuDS & Green Roofs) is required to maximise infiltration and storage of* *rain water. A SuDS scheme should take account of existing biodiversity and take the* *form of fen, marsh, wet woodland, wet grassland or standing water in basins.* *- Realignment of retaining wall of the adjacent area of the development.* *Reduce developable land by excluding the Wildlife Habitat Network in its entirety together*		

			with a 10m buffer. *- Biodiversity mitigation / enhancement should provide locally native species rich unimproved grassland and locally native species rich hedgerows and native woodland.* *- Mitigate for the increased recreation pressure on the Black Brook by surfacing the streamside path with occasional fencing to allow recolonisation, restoring grasslands and planting dense native shrubs by the stream at the east of the site.* *- Retain and enhance existing hedgerows and woodland.* *- Retain and enhance watercourses and associated vegetation.* *- Consider the impact on visual amenity currently provided by the site.* *- ~~Consideration to recommendations provided within the HIA.~~ Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* *- Necessary standoffs between development and sensitive adjacent uses (school, camp site, farm, industry).* *- Strong and defensible boundary between the New Housing Site and the Green Belt will be required.* *- Provision of Open Space.* *- Consideration to guidance provided within the West Yorkshire Low Emission Strategy.* *- Site requires masterplanning in accordance with Policy IM7.*		

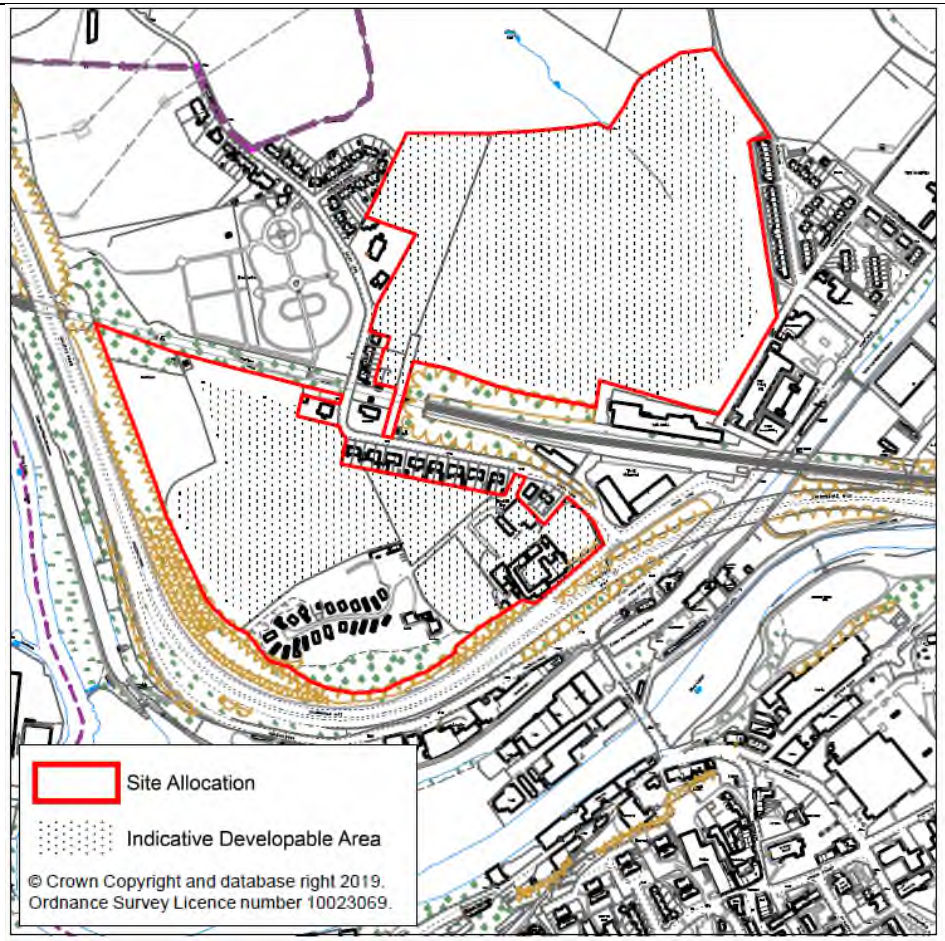
MM218	19	LP0952	 *Site area (ha): 10.63* *Developable Area: 8.70* *Indicative Density: 33* *Indicative Capacity: 286* ***Constraints***	Update	**See Appendix 4C – Additional Site**

			- Crawstone Clough water course *- Risk of surface water flooding* *- Rights of Way (Elland 052)* *- Industrial site to south (Sia Fibral)* *- Wildlife Habitat Network.* *- Deciduous woodland (UK BAP priority habitat)* *- Potential air quality impact* ***Site Specific Considerations*** *- Provision of green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off. The SuDS scheme should take account of existing biodiversity and take the form of wet woodland, fen, marsh, wet grassland or standing water in basins.* *- The WHN and a 10 - 20 m buffer should be excluded from the developable area and planted with locally native trees and shrubs.* *- Existing hedgerows should be retained and restored. Additional locally native species rich hedgerows should be planted. Trees should be retained where possible.* *- Provision of Open Space* *- Retention of the stone boundary walls around the site should be sought wherever possible.* *- Safeguard right of way (Elland 052)* *- Strong and defensible boundary between the New Housing Site and the Green Belt will be required.* *- Have regard to the West Yorkshire Low Emission Strategy which has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts.* *- Creation of a gateway into Greetland at the north west corner of the site. The land will be free from development and landscaped to ensure the provision of an attractive gateway.* *- Site requires masterplanning in accordance with Policy IM7.*		
MM219	93	LP0964	Indicative density (dph): ~~28~~ *31* Indicative Capacity: ~~14~~ *15*	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM220	94	LP0978	**Reports Required** *- Ecological Impact Assessment*	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

			Site Specific Considerations - Provision of SuDS. - ~~Consideration to recommendations provided in HIA.~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.* - Provision of Open Space.		
MM221	95	LP1030	Indicative developable site area: ~~0.38~~ *0.39* **Constraints** - Wildlife Habitat Network. - Deciduous woodland (UK BAP Priority habitat) - Blackley Baptist Church, Blackley Chapel House and Prospect View 3 listed buildings 250m south of site (Grade II listed) - Existing industrial and commercial development to south of site. ~~- Access arrangement (third party land)~~ **Reports required** - Noise Impact Assessment ~~- Third party land agreement.~~ **Site Specific Considerations** - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt. - Provision of green and blue infrastructure on site such as SuDS and green roofs. ~~- Adjacent site LP0959 to ensure development links to enable access to site LP1030 from Blackley Road.~~ - Reduce developable area by 30% at eastern side of site and plant with locally native trees and shrubs. ~~- Third Party land is required to enable access from South Parade (Highways Development Management).~~ - ~~Consideration to recommendations provided within the HIA.~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.*	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

MM222	97	LP1407	**Site deleted from the Local Plan** ~~Land off Scar Bottom Lane, Greetland, Elland, HX4 8PQ~~  	Update	Site Deleted – SA of housing Allocation policy will consider impacts of deleted sites – a new SA Report against policy SD7 will be included in Appendix 4 C

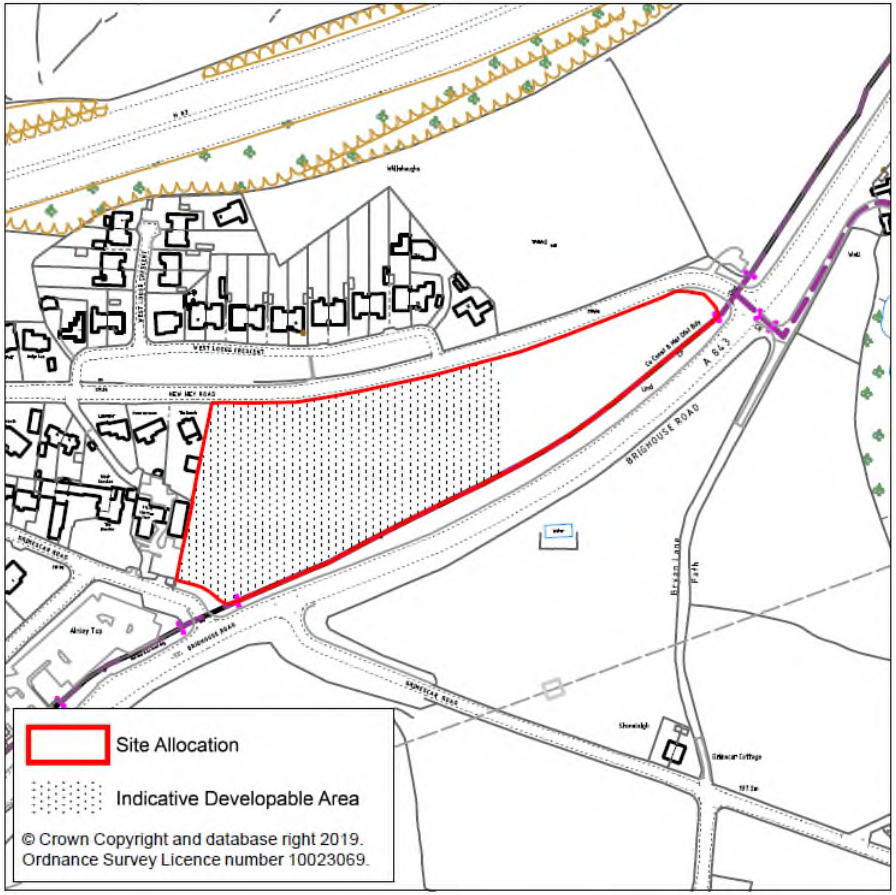
			~~Site area (Ha): 0.44~~ ~~Indicative developable area (dph): 0.44~~ ~~Indicative density: 36~~ ~~Indicative capacity: 16~~ ~~Land Type: Greenfield~~ ~~Ownership: Private~~ ~~**Constraints:**~~ ~~- Wildlife Habitat Network~~ ~~- Local Wildlife Site and SEGI (150m away)~~ ~~- UK BAP Priority Habitat – Deciduous woodland~~ ~~- History of surface water flooding~~ ~~- Access~~ ~~**Reports Required:**~~ ~~- Flood Risk Assessment~~ ~~- Transport Assessment~~ ~~- Amphibian Survey~~ ~~- Third Party Land~~ ~~**Site Specific Considerations:**~~ ~~- Provision of green and blue infrastructure on site such as SuDS and green roofs~~ ~~- Enhance woodland links to the north-east (Wildlife Habitat Network and deciduous woodland)~~ ~~- Plana the buffer with locally native shrubs and implement a programme of woodland management.~~ ~~Improvements to Scar Bottom Lane (including footways and street lighting) and at its junction with Rochdale Road.~~		
MM223		LP1567	***LP1567 Land adjacent to Exley Lane, North of Elland, Elland***	Clarification	New site see Appendix 4C for SA site assessment



Site Area (ha):-20.54
Indicative developable sites area: 15.46
Indicative density (dph): 29
Indicative capacity: 450

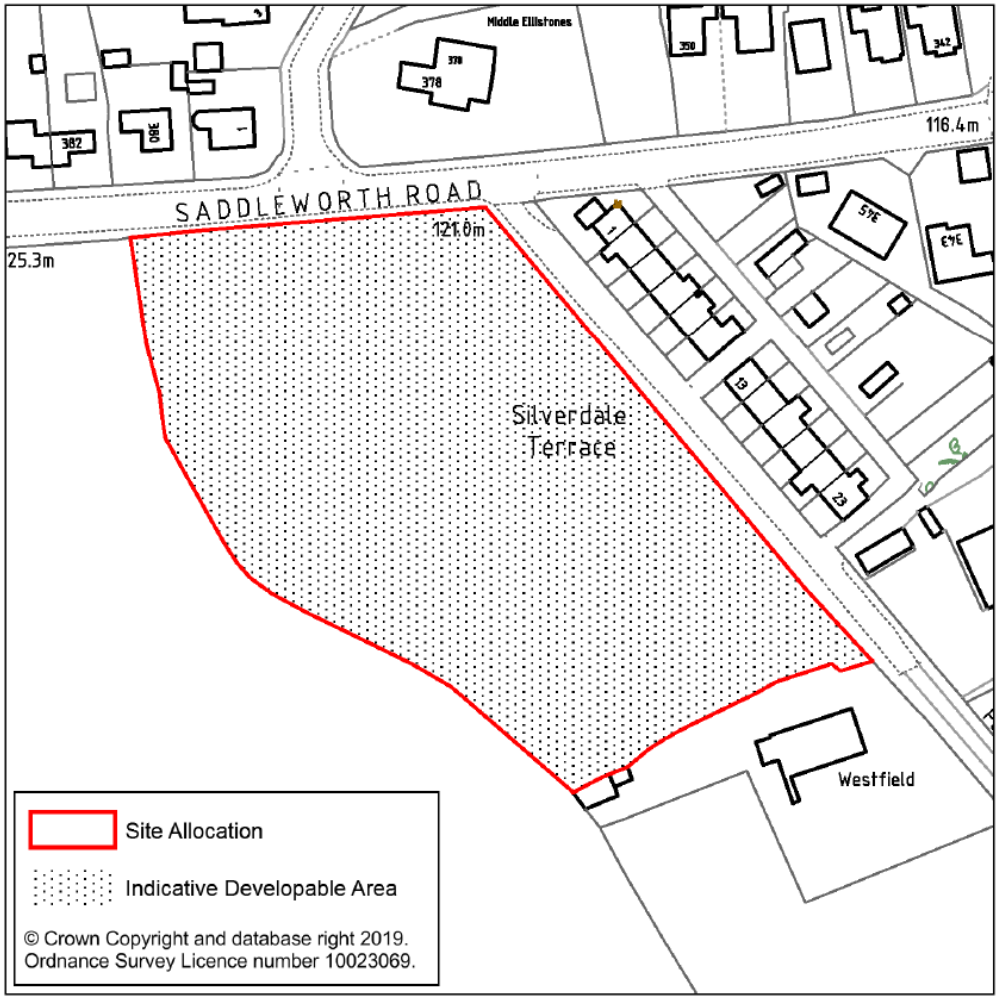
			Constraints *- Potential to increase surface water flooding* *- Plains Lane Drain and Wood Nook Drain* *- Wildlife Habitat Network* *- Right of Way - Elland 011 (outside developable area)* *- Elland Park Wood Ancient Woodland and Local Wildlife Site* *- Archaeological Site PRN3995 (Elland Park – Medieval Deer Park)* *- Archaeological Site PRN10978 (Farm buildings associated with Elland Old Hall)* *- Park Wood Crematorium (a locally important Historic Park and Garden)* *- Noise from industrial and commercial uses / road traffic noise* ***Reports Required*** *- Flood Risk Assessment, to be informed by a Hydrological Assessment of Plains Lane Drain and Wood Nook Drain* *- Transport Assessment and Travel Plan including assessments of local junctions.* *- Predetermination Archaeological Evaluation* *- Noise Impact Assessment* *- Preliminary Ecological Appraisal* *- Ecological Impact Assessment and Ecological Management Plan* ***Site Specific Consideration*** *- Provision of blue and green infrastructure on site (such as SuDS & Green Roofs) is required to maximise infiltration and storage of rain water. The SUDs scheme should take account of existing biodiversity and take the form of fen, marsh, wet woodland, wet grassland or standing water in basins.* *- The impact on views from the Crematorium should be considered.* *- A site specific policy is required to ensure the retention of a strong and defensible boundary between the allocation for housing and the Green Belt.* *- The developable area should be reduced by providing a 10m buffer adjacent to the Wildlife Habitat Network on the north section and adjacent to the railway, Elland Park Wood and the woodland by the caravan park on the south section.* *- As proposed, to restore a gap in the Wildlife Habitat Network, a belt of native woodland should be planted.* *- Increased recreation impact on nearby sites of ecological importance will need mitigation.* *- Remove the section of the allocation from within Elland Park from the developable area*		

			- Full assessment of impacts on Elland Park *- Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* *- Site layout should take into account the steep topography of the north western slopes, and consideration be given to using this land for landscaping/open space. The precise extent of landscaping/open space to be determined through masterplanning.* *- Site requires masterplanning in accordance with Policy IM7.*		
MM224		LP1616	***LP1616 Land at Ainley Top, South West of the Junction of the A643/New Hey Rd, Ainley Top, Elland***	Clarification	New site see Appendix 4C for SA site assessment



Site Area (ha):2.19
Indicative developable sites area: 1.60
Indicative density (dph): 30
Indicative capacity: 48
Land type: Greenfield
Ownership: Private

			Constraints *- Potential risk of increase surface water flooding* *- Gernhill Wood Ancient Woodland* *- Castle Hill (Scheduled Ancient Monument)* *- Park Gates and Pair of Lodges to Fixby Hall (Grade II)* *- Road Traffic Noise* ***Reports Required*** *- Flood Risk Assessment, to include Hydrological assessment* *- Transport Assessment* *- Noise Impact Assessment* **Site Specific Consideration** - Green and blue Infrastructure on site such as SuDS and green roofs. - Plant native species-rich hedgerows along boundaries. - Provide mitigation for adverse impact on Gernhill Wood Ancient Woodland by incorporating accessible natural greenspace, with species-rich locally native grassland, in the design. - Consideration to advice contained within the West Yorkshire Low Emission Strategy. - Provision of Open Space. - Strong and defensible boundary between the New Housing Site and the Green Belt will be required. - *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* *- Site requires masterplanning in accordance with Policy IM7.*		
MM225	**CC39**: 24	LP1625	***LP1625 Land to the west of Silverdale Terrace, Greetland, Elland, HX4 8NQ***	Clarification	New site see Appendix 4C for SA site assessment



Site Area (ha): 1.01
Indicative developable sites area: 1.01

			Indicative density (dph): 30 *Indicative capacity: 30* *Land type: Greenfield* *Ownership: Private* ***Constraints*** *- Risk of surface water flooding* *- Site of archaeological interest (SWYOR-6B3838)* ***Reports Required*** *- Transport Assessment* *- Flood Risk Assessment* *- Post-determination archaeological condition* ***Site Specific Considerations*** *- Provision of green and blue Infrastructure on site such as SuDS and green roofs.* *- Plant locally native species rich hedgerows on boundaries.* *- Provision of Open Space.* *- Retention of the stone boundary walls and any other features of historic interest should be sought wherever possible.* *- Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt.- Site requires masterplanning in accordance with Policy IM7.*		
MM226	98	LP1657	Site Area (ha): ~~0.76~~ *0.75* Indicative developable site area: ~~0.76~~ *0.75* Indicative density (dph): ~~45~~ *40* Indicative Capacity: ~~34~~ *30* **Reports required** ~~- Third Party Land Control~~ **Site specific considerations** ~~- Whitwell Green Lane to be upgraded to increase carriageway width and to enable the provision of new footways on both sides.~~ *- Traffic calming measures between the site and Dewsbury Road.*	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan Publication Draft 2018

			- Improvements at the Dewsbury Road junction including providing a right turn lane pocket with white lining		

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Housing allocations Halifax

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
MM227	99	LP0046	Site area (ha) ~~0.75~~ *0.74* Indicative developable site area 0~~.70~~ *0.69* **Constraints** - ~~Access - Substandard Visibility Splays & narrow~~ - Local Wildlife Site - Beechwood Park LNR/LWS - Contaminated land - Grade II Listed Building - Threapcroft Farm to the west - Rights of Way (Halifax 251)	Correction	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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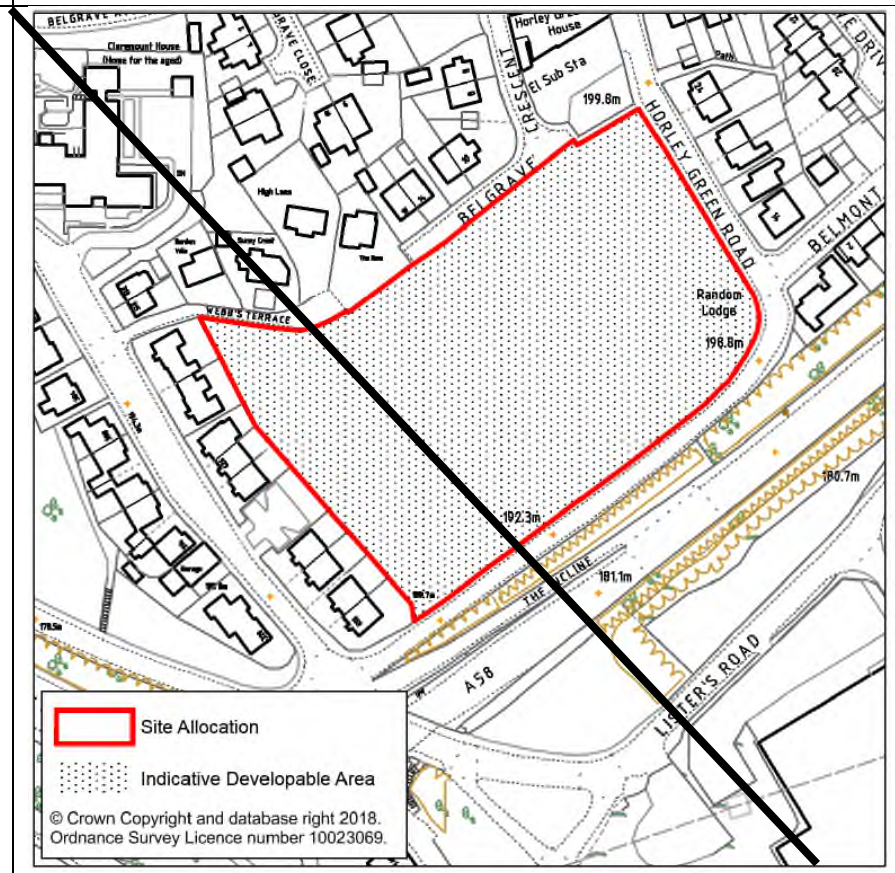
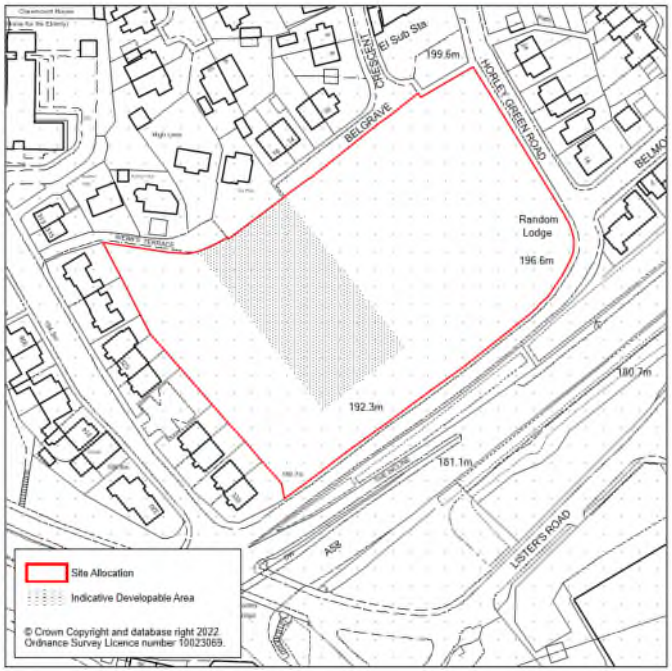
Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
MM228	100	LP0103		Update To ensure that the development does not harm views on the approach into Claremount from along Horley Green Road and that the compensatory open space provision makes a positive contribution to the appearance and setting of the surrounding street scene.	No change – although capacity is reduced significantly there was already a negative impact recorded against SA13 efficient use of land in the SA of the Local Plan 2017. The amended developable area does not change the original SA against the site.

Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 'Site Allocations Supporting Information'

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			 **Maximum developable site area:** ~~1.25~~ *0.25* **Maximum Density:** ~~45~~ *56* **Maximum Capacity:** ~~56~~ *14* **Site Specific Considerations** - Provision of SuDS through green and blue infrastructure		

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			- Restore an area of lowland meadow to be used as open space by supplementary planting with appropriate species and management. - *Consider recommendations of the West Yorkshire Low Emission Strategy.* West Yorkshire Low Emission Strategy has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts. *- Development proposals should include compensatory on-site open space provision that provides significant qualitative enhancements to the remaining Public Open Space at the site. Compensatory provision should include an equipped play area and other appropriate facilities/features with the remaining Public Open Space being located where visibility is maximised, and it makes a positive contribution to the appearance and setting of the surrounding street scene.* ~~- Consider the impact on visual amenity currently provided by the site.~~		
MM229	102	LP0234	Site Area (ha): ~~3.33~~ *3.32* Indicative developable site area: ~~2.52~~ *2.51* **Indicative Density (dph):** ~~37~~ *39* **Indicative Capacity:** ~~93~~ *98* **Constraints:** - Surface water run off - Flood Risk - Contaminated Land - Within MSA - *Site is within 2.5km of the SPA/SAC* **Reports Required** - Transport Assessment - Travel Plan with assessments of Raw Lane/A629 and Moor End Rd / Heath Hill Rd - Contaminated Land Report - Flood Risk Assessment - *Landscape Impact Assessment* *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey*	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			Methodology" by West Yorkshire Ecology *- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SACf1009* *- Habitat Regulations Assessment (HRA)* **Site specific considerations:** - Reduce developable land by providing a buffer of 10m around the site and around the woodland within the site. - Retain the vegetation within these buffers and supplementary plant with locally native shrubs. - Restore an area of lowland meadow to be used as open space by supplementary planting with appropriate species and management. - Provision of SuDS - Provision of green and blue infrastructure *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds* *Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds* *Monitoring of impacts to assess bird use over time*		
MM230	103	LP0238	**Constraints:** - Potential for increased surface water run-off - ~~Potential impact on the South Pennine Moors SPA/SAC/SSSI~~ *- Site is within 2.5km of the SPA/SAC*	Clarification	No Change to the SA Site assessment

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			Reports Required: - Capacity building of existing drainage network - Transport Statement *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology* *- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC* - Habitat Regulations Assessment *(HRA)* **Site specific considerations:** - Provision of SuDS and network capacity building - Assessment may be required of Clough Lane / Mixenden Road mini-roundabout - Plant area of dense native shrubs *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds* *Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds* *Monitoring of impacts to assess bird use over time*		carried out in the SA of the Local Plan 2017
MM231	104	LP0242	**Constraints:** - Surface water run off - Access - Sewer - ~~Ecology - South Pennine Moors SPA/SAC/SSSI~~	Clarification	No Change to the SA Site assessment

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			- *Site is within 2.5km of the SPA/SAC* **Reports Required:** - Access Design - Transport Statement *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology* *- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC* - Habitat Regulations Assessment *(HRA)* **Site specific considerations:** - Provision of SuDS - Provision of green and blue infrastructure - Provision of Open Space (amenity greenspace) *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds* *Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds* *Monitoring of impacts to assess bird use over time*		carried out in the SA of the Local Plan Publication Draft 2018
MM232	105	LP0261	Site Area (ha): ~~2.69~~ *2.68* Indicative developable site area: ~~2.69~~ *2.68* **Indicative density (dph):** ~~34~~ *29* **Indicative Capacity:** ~~91~~ *77*	Update / clarification	No Change to the SA Site assessment

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Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			Site Specific Considerations ~~- Consider provision of public open space required as part of development of this site and adjacent site~~ *- Development proposals should include suitable mitigation for the loss of land that was last used as a Multi-Use Game Area (MUGA). Compensatory Open Space provision should include qualitative improvements to other 3G pitches/MUGAs in the local area and should be calculated in conjunction with sites LP0523 & LP1368.* *- Development proposals should retain the hedgerows and standard trees located to the north of Furness Gardens.*		carried out in the SA of the Local Plan 2017
MM233	106	LP0353	Indicative developable site area: ~~0.33~~ *0.32*	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM234	107	LP0397	~~**Land adjacent to Daisy Bank, Savile Park, Halifax, HX1**~~	Clarification	Site Deleted from Local Plan – SA carried out against policy SD7 will consider impact of deleted sites. See Appendix 4c

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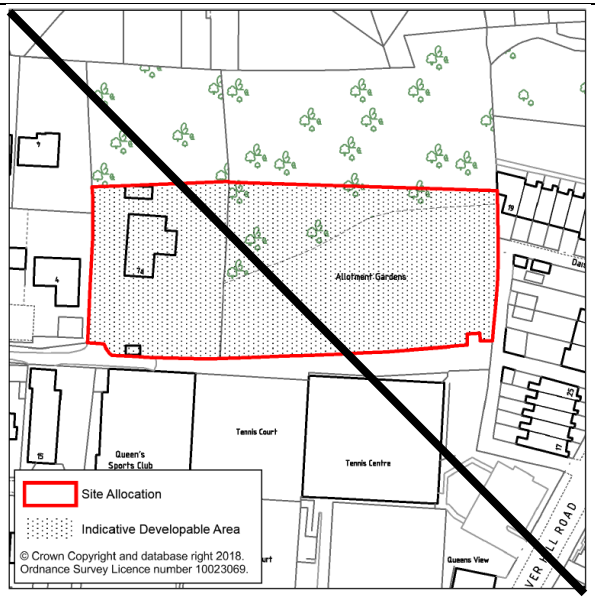
Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			 ~~**Site area (Ha):** 0.52~~ ~~**Indicative developable site area:** 0.52~~ ~~**Indicative density (dph):** 20~~ ~~**Indicative capacity:** 10~~ ~~**Land type:** Greenfield~~ ~~**Ownership:** Private~~ ~~**Constraints**~~		

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			~~- Surface water flood risk~~ ~~- Access only suitable for a small mews court type development of up to around 10 dwellings~~ ~~- Within Savile Park Conservation Area~~ ~~- Light spillage from adjacent tennis courts~~ ~~**Reports Required**~~ ~~- Hydrological Assessment~~ ~~- Capacity building of existing drainage network and well planned site investigations.~~ ~~- Protected Species Survey~~ ~~**Site Specific Considerations**~~ ~~- Provision of green and blue infrastructure including SuDS~~ ~~- Boundary trees and shrubs should be retained, and native shrubs should be planted.~~ ~~- Consideration to recommendations provided within the HIA.~~ ~~- Provision of a stand-off to mitigate impacts of light spillage from Queens Tennis Club~~		
MM235	108	LP0400	Site Area (ha): ~~0.31~~ *0.29* Indicative developable site area: ~~0.31~~ *0.29* **Site Specific Considerations** - Appropriate lighting scheme should be provided to mitigate against adverse ecological impacts - ~~Consideration to recommendations provided within the HIA~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.* *- Retention and repair of the stone boundary wall.* *- Existing mature trees to be retained.*	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM236	110	LP0452	Site Area (ha): ~~2.45~~ *2.44* Indicative developable site area: ~~2.45~~ *2.44*	Update	No Change to the SA

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Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			Site Specific Considerations - Provision of SuDS - Junction mitigation may be required at Ovenden Way/A629 *- Development proposals should include the provision of on-site open space facilities and/or the enhancement/provision of open space facilities within the catchment of the development* *- Development proposals should include the provision of a community garden/allotment and a small local play area.*		Site assessment carried out in the SA of the Local Plan 2017
MM237	111	LP0454	**Indicative density (dph):** ~~30~~ *21* **Indicative capacity:** ~~20~~ *14*	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM238	113	LP0523	Site Area (ha); ~~3.46~~ *3.45* Indicative developable site area: ~~3.46~~ *3.45* **Indicative density (dph):** ~~30~~ *46* **Indicative capacity:** ~~104~~ *158* **Site Specific Considerations** *- Development proposals should retain the hedgerows and standard trees located to the north of Furness Gardens.* *- Development proposals should include suitable mitigation for the loss of land that was last used as a Multi-Use Game Area (MUGA). Compensatory Open Space provision should include qualitative improvements to other 3G pitches/MUGAs in the local area and should be calculated in conjunction with sites LP0261 & LP1368.*	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017.

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Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
MM239	114	LP0531	Site Area (ha): ~~7.18~~ *7.16* Indicative developable site area: ~~4.34~~ *4.33* **Indicative density (dph):** ~~*30*~~ 29 **Indicative capacity:** ~~130~~ *127* **Site Specific Considerations** - Evaluation of existing drainage network and suitability of SuDS - Creation of new access without undue impact on the A629 and feasibility of re-locating the bus layby and stop - Provide a 20m buffer from the Local Wildlife Site to planted with an MG1e type meadow~~n~~ mix and left unmanaged to scrub over - The field to the north as shown should be left as MG6 grassland and grazed or cut with a view to moving towards acid to neutral species rich grassland. - Consider the impact on visual amenity currently provided by the site. ~~- Provision of buffer/screening between site and adjacent farm~~ *- An area of at least 35m from Mason's Green Farm should be kept free of residential properties including gardens, to ensure appropriate separation distance is maintained to protect the amenity of the development.* - Consideration to recommendations in the West Yorkshire Low Emission Strategy	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM240	115	LP0683	**Site Specific Considerations** - Layout and design to avoid flood risk impacts; *provision of blue and* green infrastructure *on site* (*such as* SuDS & Green Roof*s*) to maximise infiltration and storage of rain water; assessment of drainage network. - Access Design and Safety Auditing. - Planting of native species rich hedgerow on south western boundary. - Visual impact of development to be considered. Consideration in design and layout to commercial and agricultural uses with appropriate stand offs included. ~~- Consideration to recommendations provided within the HIA.~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local*	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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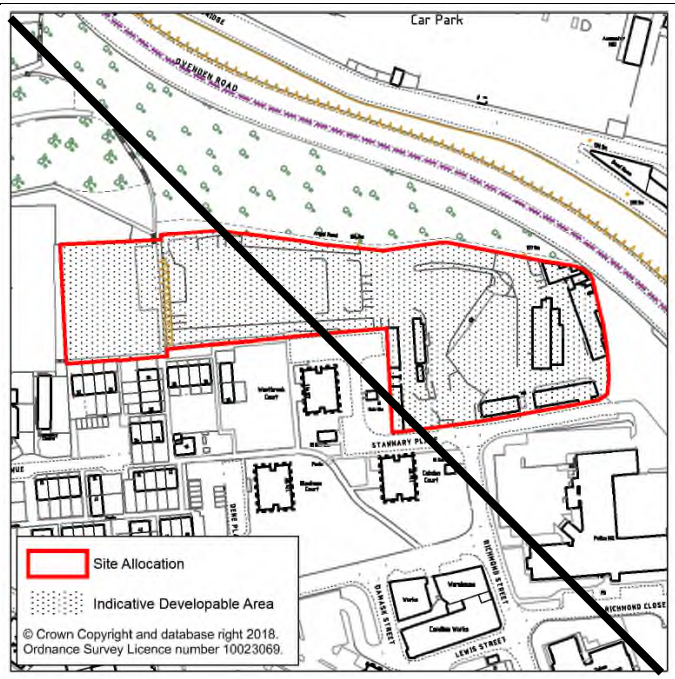
Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting. - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt		
MM241	116	LP0814	Site Area (ha): ~~0.99~~ *0.98* Indicative developable site area: ~~0.99~~ *0.98* **Indicative density (dph):** ~~45~~ *55* **Indicative capacity:** ~~45~~ *54*	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM242	117	LP0815		Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

			 Car Park OVENDEN ROAD STANMARY PL RICHMOND STREET DAMASK STREET LEWIS STREET RICHMOND CLOSE Site Allocation Indicative Developable Area © Crown Copyright and database right 2018. Ordnance Survey Licence number 10023069.			

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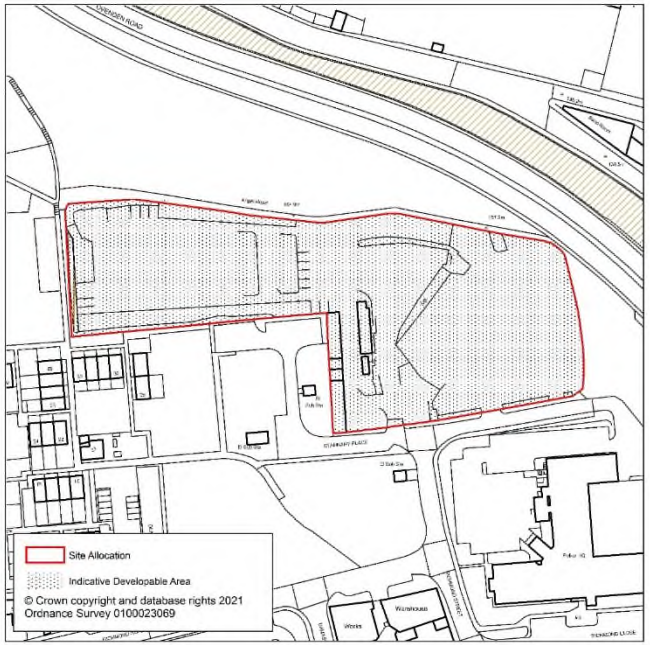
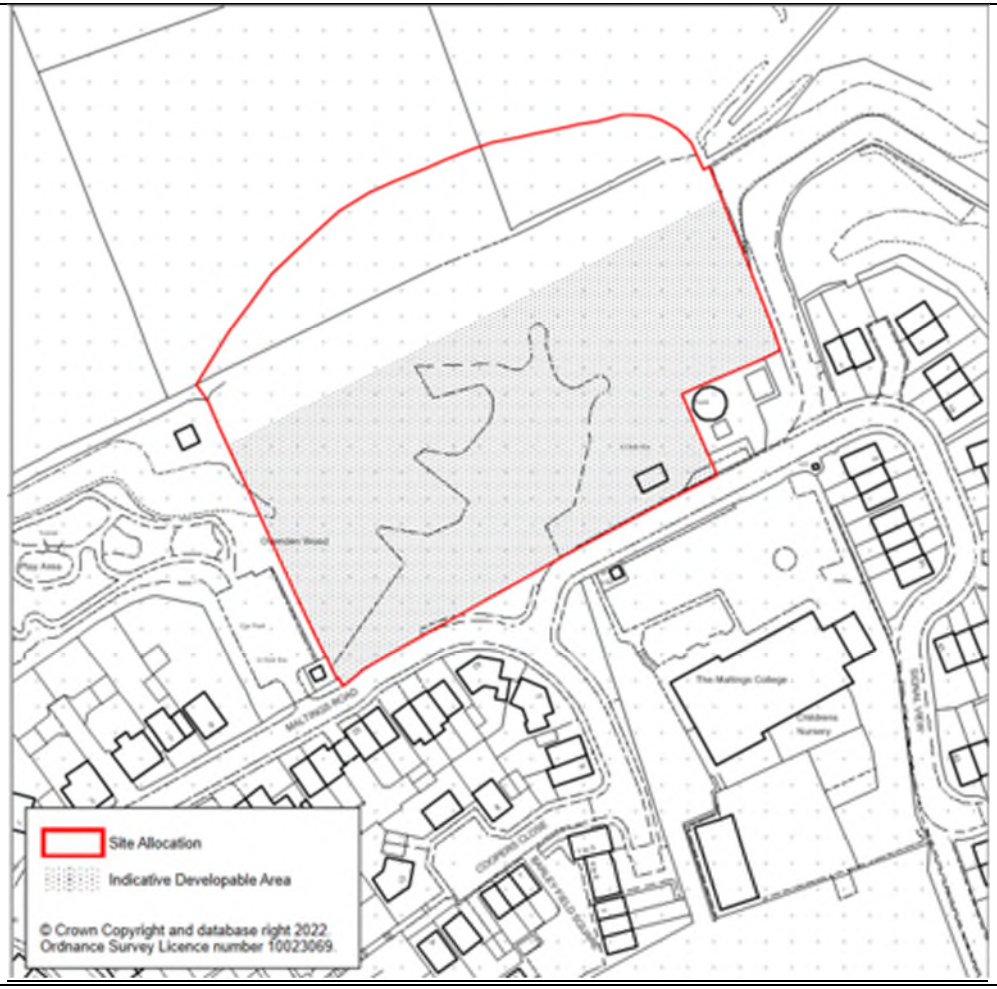
Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			 **Site area (ha):** ~~1.62~~ *1.33* **Indicative developable area:** ~~1.62~~ *1.33* **Indicative density (dph):** ~~45~~ *38* **Indicative capacity:** ~~73~~ *51*		
MM243	118	LP0950	Indicative developable site area: ~~1.80~~ *2.16* Indicative Capacity: ~~54~~ *64*	Correction	No Change to the SA Site assessment

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
					carried out in the SA of the Local Plan 2017
MM244	119	LP0968	Site Area (ha): ~~2.71~~ *2.70* Indicative developable site area: ~~2.71~~ *2.70* **Site Specific Considerations** - Provision of SuDS - Access and setting back of boundary walls - Retention of stone boundary walls and of trees - Assessment of any harm to Heritage Assets in neighbouring area - Robust boundary between allocation and Golf Club; stand off and any necessary physical mitigation between allocation and club house *- Development proposals should include suitable mitigation to compensate for the loss of existing on-site open space. The loss of part of the golf club (1.5 holes) should be compensated for by re-providing this on the adjoining public open space located at Roils Head playing fields. The consequential loss of Public Open Space should be compensated for by making qualitative improvements to the remaining open space and the clubhouse and by undertaking suitable ecological enhancements both on-site and in the immediate locality.* - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt	Update / correction / clarification	
MM245	**CC39**: 25	LP0983	***LP0983 Land at Maltings Road, Wheatley, Halifax***	Update / clarification	SA Site Assessment carried out on this additional site – Refer

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
					to Appendix 4c

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			Site Area (ha): 1.35 *Indicative developable site area: 0.86* *Indicative density (dph): 35* *Indicative capacity: 30* *Land type: Greenfield* *Ownership: Private* ***Constraints*** *- Historic land drainage issues* *- UK BAP Priority habitat on site - Deciduous woodland* *- Potential for contaminated land* *- Noise in relation to nearby depot* *- Old Maltings at Fountain Head Brewery (Grade II Listed Building)* ***Reports Required*** *- Transport Assessment* *- Contaminated Land Assessment* *- Noise Impact Assessment* *- Flood Risk Assessment* *- Woodland Management Plan* ***Site Specific Considerations*** *- Provision of SuDS; Provision of green and blue infrastructure; Provision of storage for storm water run-off; realignment of retaining wall of the adjacent area.* *- Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt* *- Deciduous woodland to remain excluded from the developable land; woodland management to be prepared and implemented; boundary trees and shrubs to be retained* *- Mitigate for disturbance to stream, woodland and SPA/SAC.*		

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			- Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings. *- Any mitigation measures identified in the contaminated land and noise impact assessments to be implemented.*		
MM246	120	LP0990	Site Area (ha): ~~1.07~~ *1.06* **Constraints** - Potential surface water flooding - Access *- Historical Rights of Way* **Site Specific Considerations** - Provision of green and blue infrastructure, such as SuDS - Drawing showing access with sufficient visibility and gradient. - Mitigation may be required at Shroggs Road / A629 junction and Straight Lane / A629 junction - Ensure strip 10m wide along southern boundary not included in developable boundary, restore to acid grassland and manage appropriately. - Consideration to visual impact of development. - Retention of stone boundary walls and of trees - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt *- Provision is made to enhance other recreational space in the area.* *- Retain and enhance historical rights of way within the site including the need for pedestrian access onto Denfield Lane.*	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM247	121	LP1004	**Reports Required** - Contaminated Land Assessment - Noise Impact Assessment (road noise) - Hydrological Assessment - Warley Clough water course - Topographic survey and feasible layout drawing of access/junction	Clarification	No Change to the SA Site assessment

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			- Bat Survey - *Landscape Impact Assessment* **Site Specific Considerations** - *Provision of* green and blue infrastructure *on site such as* SuDS/green roofs, provision of storage for storm water run-off. - ~~Consideration to recommendations provided within the HIA.~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting.* *- The buildings identified in the Heritage Impact Assessment as making an important contributing to the character of the Conservation Area should be retained and reused.* - Measures to address traffic noise from Burnley Road - Retain native trees where possible, and plant native trees and shrubs on boundaries.		carried out in the SA of the Local Plan 2017
MM248	122	LP1009	**Indicative Capacity:** ~~55~~ *38* **Constraints:** - Potential increase in surface water flooding ~~- Less than 2km from South Pennines SPA/SCA/SSSI~~ *- Site is within 2.5km of the SPA/SAC* **Reports required:** - Flood Risk Assessment - Transport Statement *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology* *- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC* - Habitat Regulations Assessment *(HRA)*	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			Site Specific Considerations - Provision of SuDS - Access road design and widening ~~- Measures to reduce pressure on South Pennines SSSI/SAC/SPA~~ *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds* *Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds* *Monitoring of impacts to assess bird use over time* *- Development proposals should include the provision of on-site open space facilities and/or the enhancement/provision of open space facilities within the catchment of the development.*		

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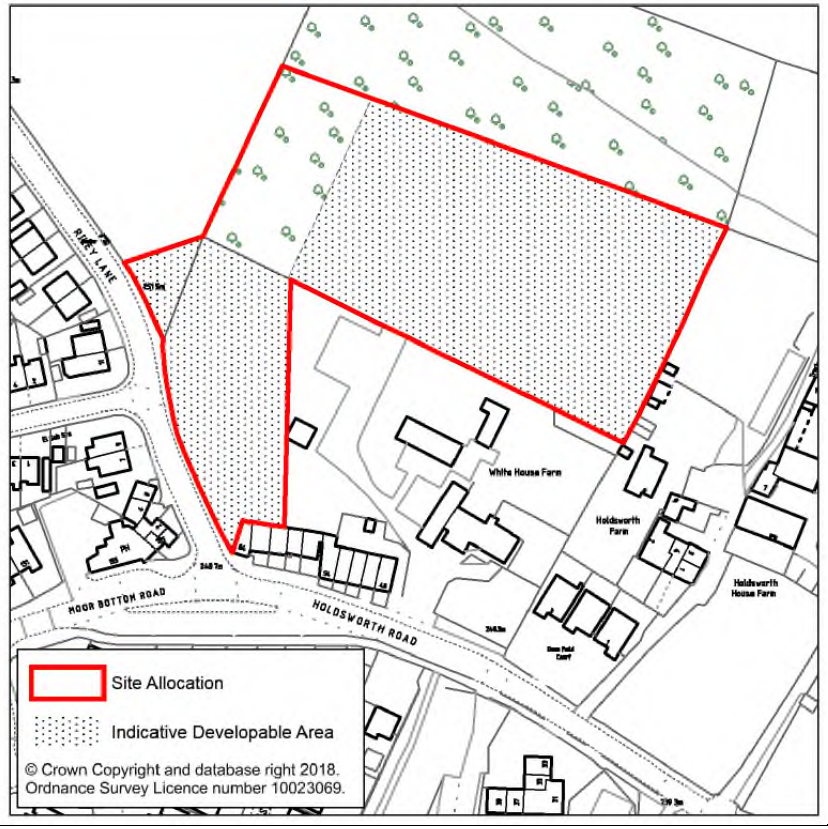
Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
MM249	123	LP1019		Clarification / update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			 Site Area (ha): ~~1.32~~ *1.27* Indicative Developable Site Area: ~~1.13~~ *1.09* Indicative Density: ~~36~~ *25*		

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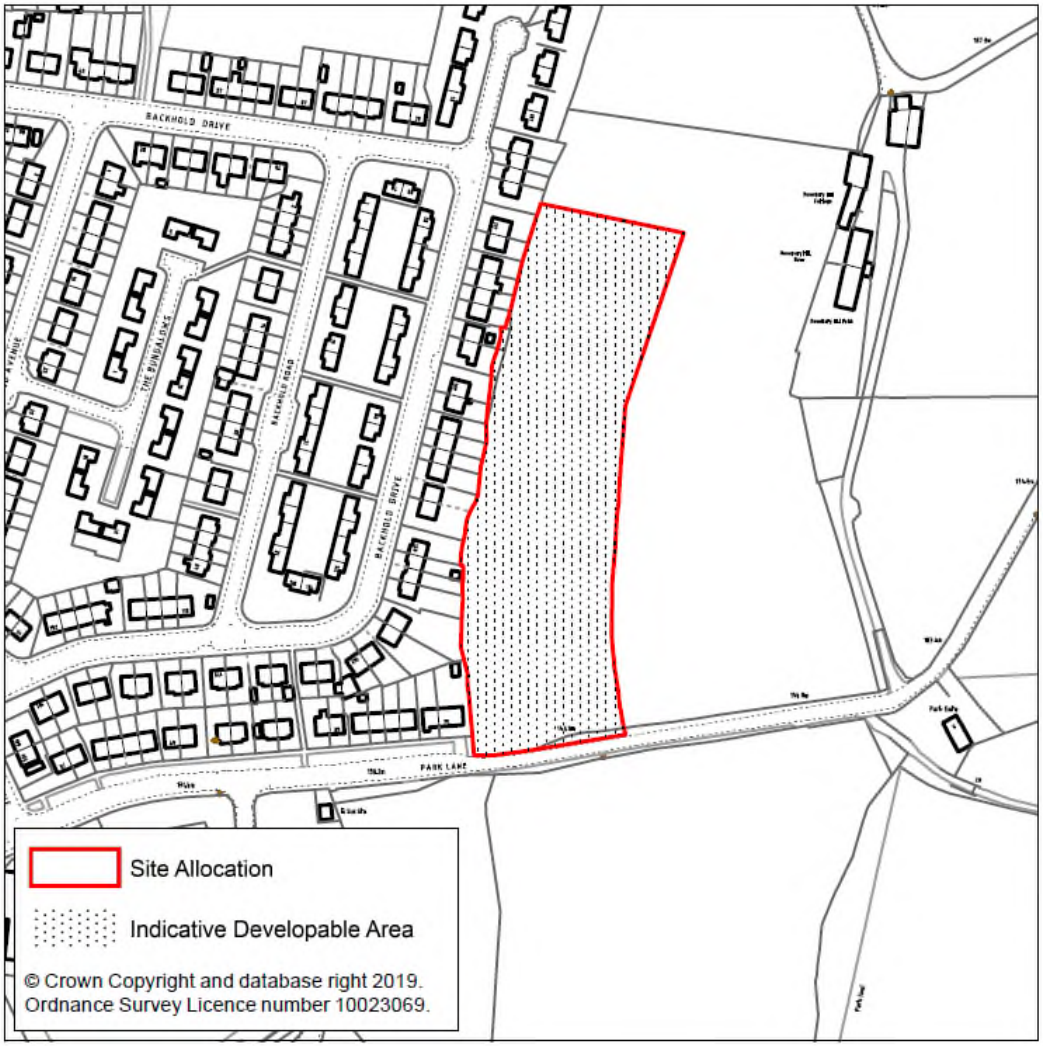
Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			Indicative Capacity: ~~41~~ 27 **Site Specific Considerations** ~~- Retain and enhance woodland on site excluded from developable area~~ - Provision of SuDS; Provision of green and blue infrastructure; Provision of storage for storm water run-off - Consider the impact on visual amenity currently provided by the site. ~~- Consideration to recommendations provided within the HIA (including retention of tree belt to east with enhancement/management/maintenance)~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* *- The mature tree belt along the site's eastern boundary shall be retained and reinforced* - Consideration to recommendations in the West Yorkshire Low Emission Strategy. - ~~A site specific policy would be required to create~~ *Ensure the creation of* a strong and defensible boundary between the allocation for housing and the Green Belt.		
MM250	**CC39:** 26	LP1128	**LP1128 Land off Park Lane, Siddal, Halifax**	Clarification	SA of additional site carried out – see Appendix 4C



Site area (ha): 1.06

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			Indicative developable site area: 1.06 *Indicative density (dph): 36* *Indicative capacity: 38* *Land type: Greenfield* *Ownership: Private* ***Constraints*** *- Topography* *- Possible Land Contamination* ***Reports Required*** *- Topographic Survey/Transport Assessment/Travel Plan, Access junction design* *- Flood Risk Assessment* *- Contaminated Land Assessment* ***Site Specific Considerations*** *- Surface water management and SuDS application.* *- Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt.* *- Possible contribution to mitigation at Jubilee Rd / A629 junction.* *- Widening of carriageway and footway required to provide a continuation of the same carriageway width with the existing footway extending into the site.*		

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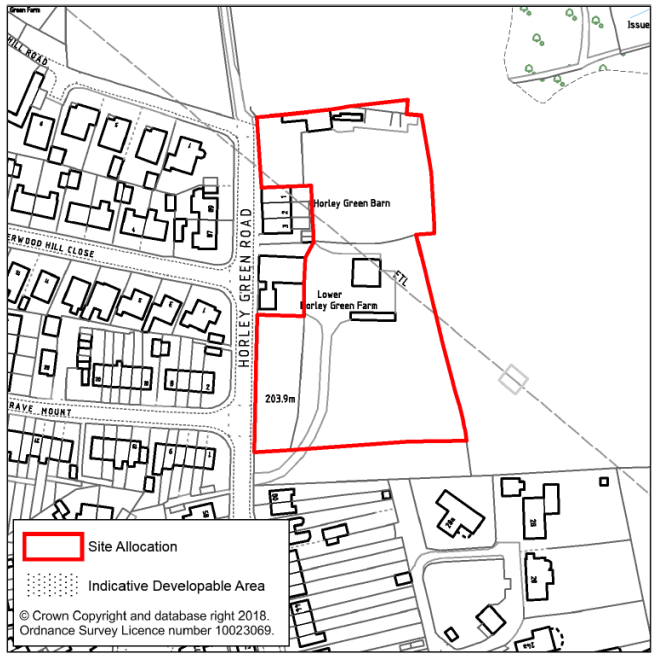
Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
MM251	124	LP1137		Correction	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			  Site Area (ha): ~~0.84~~ *0.78* Indicative developable site area ~~0.84~~ *0.78* **Reports Required** - Transport Statement. - Contaminated Land Assessment - *Landscape Impact Assessment*		

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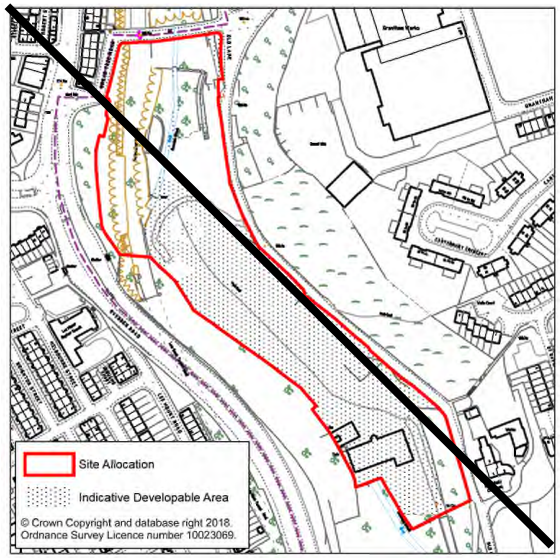
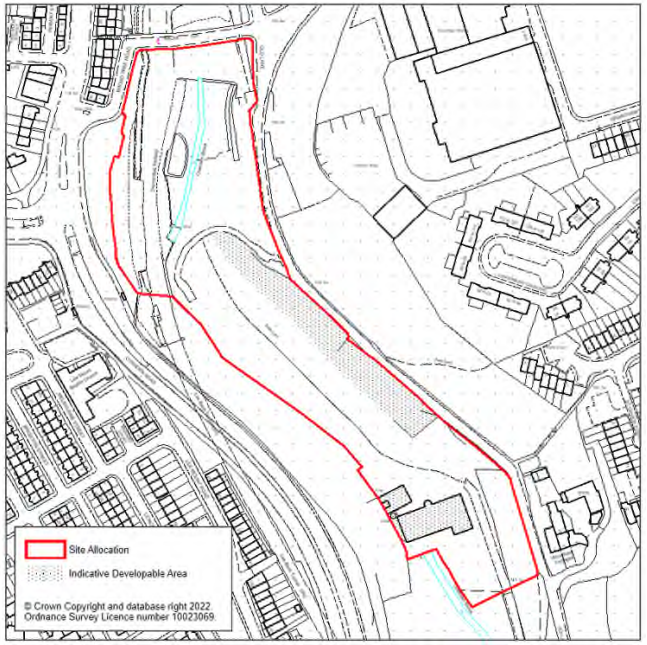
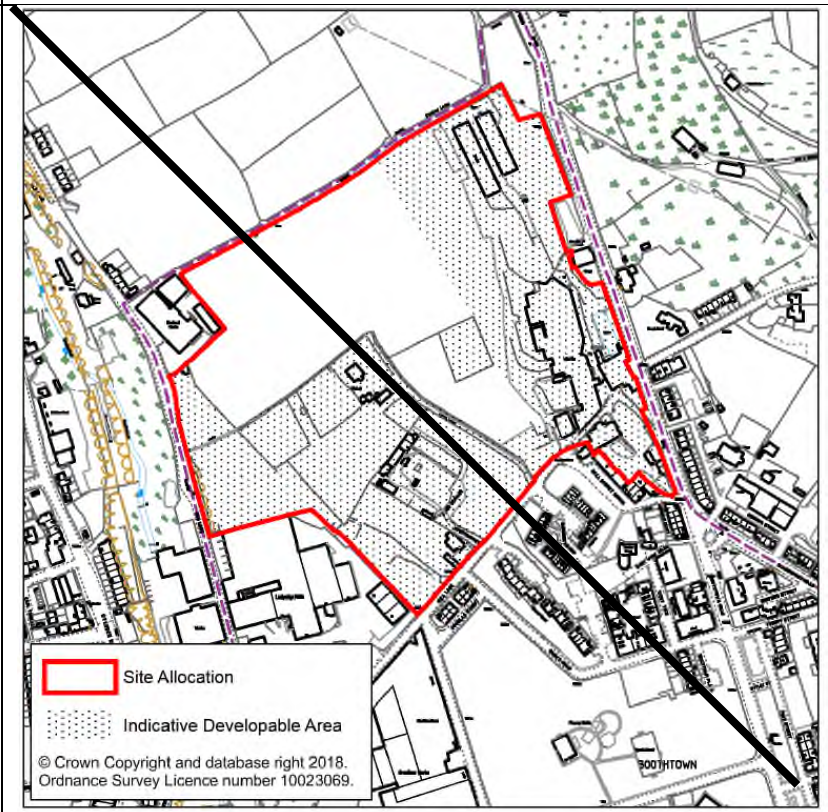
Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
MM252	125	LP1180		Clarification / update / correction	Updated SA site assessment carried out – see Appendix 4C

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			 Site Area (ha) ~~2.61~~ *2.60* Indicative Developable Area: ~~1.51~~ *0.38* Indicative density (dph): ~~42~~ 166 **Constraints** - Flooding - Ovenden Brook and surface water - Lowland Mixed Deciduous Woodland - *Wildlife Habitat Network.* - Heritage - Old Lane Mill and Former Boiler House and Attached Chimney to North of Old Lane Mill (Grade II* Listed Buildings), Ackroyden Conservation Area, possible archaeological remains - Contaminated Land		

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			- Noise - waste transfer station and road **Reports Required** - Transport Assessment & Travel Plan for site and mitigation proposals - Flood Risk Assessment ~~& Hydrological assessment of Ovenden Brook and surface water evaluation~~*, to include:* • *Flood risk hydraulic modelling of Ovenden Brook* • *Emergency Access and egress plans (to be provided to the LPA for consideration and agreement with the Council's emergency planners)* • *Specific consideration being given to impacts from historic flooding, such as recent flood events in Calderdale* • *Specification for sites contained in flood zones 2 and 3 that any more or highly vulnerable uses may not be permitted on the ground floor* • *Following a sequential approach to the layout of the site – i.e. locating development in areas of least flood risk* • *Consideration of Surface Water Flood Risk* - Archaeological recording in advance of development - Contaminated Land Assessment - Predetermination Archaeological Evaluation Nosie Impact Assessment **Site Specific Considerations** - Remove woodland from developable area ~~- Consideration to recommendations provided within the HIA including linking of new development to conversion of mill buildings.~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* *- The undeveloped areas surrounding the Listed Buildings identified in the Heritage Impact Assessment as being of High Sensitivity shall remain free of development.* *- Development proposals shall secure the repair and sensitive restoration of the Listed Building.*		

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			- Measures to address noise from waste transfer station and road. *- Site requires masterplanning in accordance with Policy IM7.*		
MM253	128	LP1197	Site Area (ha): ~~1.09~~ *1.08* Indicative developable siite area: ~~1.09~~ *1.08*	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM254	130	LP1216		Update	Site is reduced in area and capacity due to availability and to allow access between LP1216 and LP1229. In terms of the SA there is a reduction in the level of homes that the site can deliver but overall the site would

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
					still record a positive impact against SA1 'To Ensure Quality Housing is Available to Everyone' but there would be no substantial change to the original SA.

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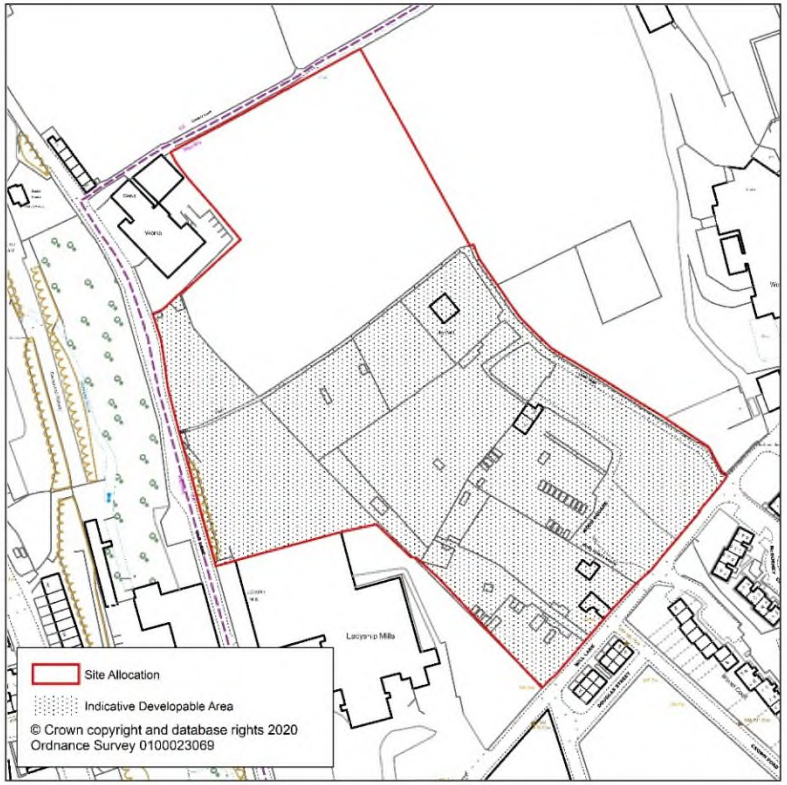
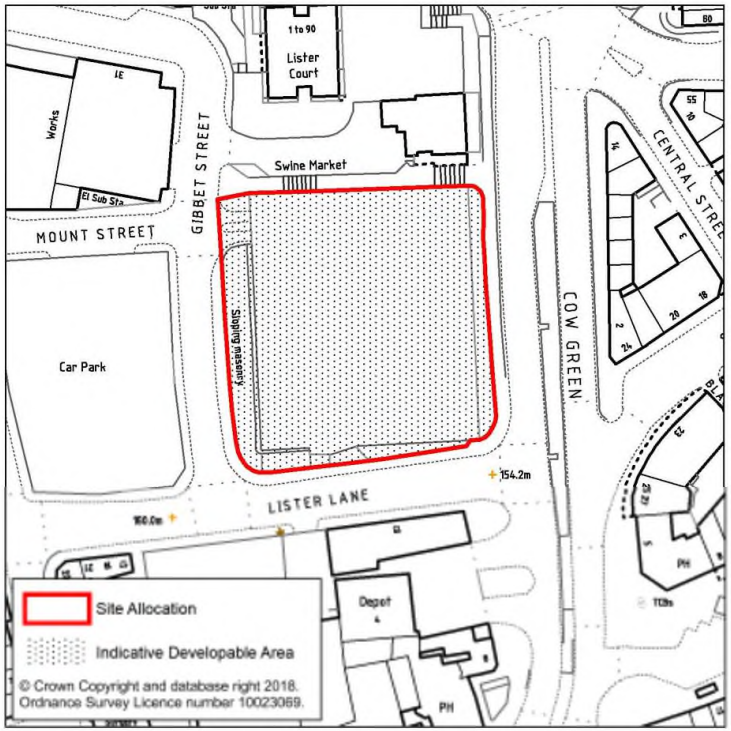
Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			 **Site Area:** ~~9.6~~ *4.71* **Indicative Developable Area:** ~~6.57~~ *3.20* **Indicative density (dph):** ~~30~~ 29 **Indicative Site Capacity:** ~~197~~ *94*		

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			Constraints - Potential for Fluvial (Ovenden Brook) and Pluvial Flooding - Public rights of way (Halifax 435, 436 and 736) - Semi improved species rich grassland *- Wildlife Habitat Network* - Overhead Power Line - Multiple Ownerships - Substandard alignment on Broad Tree Road towards junction with A629 ~~- Proximity to Listed Buildings (Boothtown House and 21-25 Hall Street North)~~ - Archaeological site PRN4718 Site of 14th Century Boothtown Hall, site also contains PRN5443 - Impact of industrial, commercial and road traffic noise to the west - Contaminated Land **Reports required** - Flood Risk Assessment - More investigations into route to/from site. Full Transport Assessment and Travel Plan and access junction proposals to distribute the peak hour trips sufficiently such that the impact on the CAT 2 A629 would be acceptable. - Bat Survey *- Preliminary Ecological Appraisal and protected species surveys required alongside a sensitive landscape plan (including SuDS) to ensure there is no fragmentation of CWHN and a net gain in biodiversity.* - Desk based assessment and archaeological field evaluation should be undertaken prior to development in line with NPPF. - Noise Impact Assessment - Contaminated Land Assessment **Site Specific Considerations** - Green and blue infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off		

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			- Realignment of retaining wall of the adjacent area of the development to mitigate drainage - ~~Improvements will be required to Broad Tree Road and probably at A629~~ *- Access improvements required to Grantham Road* *- Permeable pedestrian and cycle access required between site LP1216 and LP1229* - Remove Semi improved species rich grassland from developable area - Provide for long term ecological management of species rich grassland - Plant species rich hedgerows on boundaries using locally native species ~~- Consideration to recommendations provided within the HIA~~ - PRN5443 - may recommend archaeological condition if development permitted - Layout to consider overhead power lines *- Site requires masterplanning in accordance with Policy IM7.*		
MM255	132	LP1229	Site Area (ha): ~~16.68~~ *16.62* Indicative developable site area: ~~15.79~~ *15.74* **Indicative density (dph):** ~~30~~ *36* **Indicative capacity:** ~~474~~ *562* **Constraints** - Ecology - proximity to Ovenden Brook, and lowland mixed deciduous woodland – UK BAP Priority Habitats. - Site access - full signalised junction likely to be required on A629. - *Unstable Land* - Over Head Powerlines. - Potential to increase surface water run off. - Flooding - adjacent to Ovenden Brook. - Various archaeological assets near by. - Rights of Way (Halifax 429 & 433). - Third party land, if required, to achieve access over Ovenden Brook. **Reports Required** - Flood Risk Assessment, including Hydrological Assessment	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			- Investigations into existing drainage network. - Layout including detail of how traffic could be accommodated adequately on the local road network and the A629 in particular. - Full Transport Assessment and Travel Plan. - Access Junction and Topographical survey. - Road Safety Assessment. - Ecological Impact Assessment (informed by a bat survey). - Recommend archaeological desk-based assessment. - Third party land control. *- Land Stability Report.* **Site Specific Considerations** - Provision of green and blue infrastructure, including SuDS. - Stand off from Ovenden Brook to be planted with locally native species, and to be excluded from residential gardens/public space. *- Explore opportunities to deculvert Ovenden Brook where possible* *- Assess the impact of retaining the culvert on the effectiveness of the Wildlife Habitat Network and* seek opportunities to improve habitats - Remove lowland mixed deciduous woodland from indicative developable area. - Minimise light pollution and other disturbance to the beck. - Consider the impact on visual amenity currently provided by the site. - Consider location of overhead powerlines in the design and layout of any scheme. - Third party land, if required, to achieve access over Ovenden Brook. - No increase in development footprint for the area within FZ3ai. *- Permeable pedestrian and cycle access required between site LP1216 and LP1229* *- Site requires masterplanning in accordance with Policy IM7.*		
MM256	57	LP1292	***Cow Green Car Park, Halifax*** *denotes modification to original site details when Mixed Use Site	Update / clarification	**New SA carried out to reflect change of**

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			 *Site area (Ha): 0.34* *Indicative developable site area: 0.34* *Indicative density (dph): 265** *Indicative capacity: ~~141~~ 90** *Land type: Brownfield* *Ownership: Public*		**allocation from Mixed Use to residential – See Section Appendix 4C**

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			Constraints *- Adjacent to Halifax Town centre Conservation Area* *- Proximity to Listed Buildings* *- Potential land contamination* ***Reports required*** *- Site investigation and assessment of existing surface water drainage network.* *- Transport Statement* *- Land Contamination Report* *- Noise Impact Report* ***Site Specific Considerations*** *- Provision of SuDS* *- Retain areas of open space* *–Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their setting** *- Mitigation for potential impact of traffic noise* *- Site requires masterplanning in accordance with Policy IM7*.*		
MM257	134	LP1368	**Indicative density (dph):** ~~36~~ *23* **Indicative capacity:** ~~9~~ *6* **Site Specific Considerations** *- Development proposals should retain the hedgerows and standard trees located to the north of Furness Gardens.* ~~- Provision of public open space required as part of development of this site and adjacent site~~ *- Development proposals should include suitable mitigation for the loss of land that was last used as a Multi-Use Game Area (MUGA). Compensatory Open Space provision should include qualitative*	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			improvements to other 3G pitches/MUGAs in the local area and should be calculated in conjunction with sites LP0261 & LP0523.		
MM258	135	LP1379	Site Area (ha): ~~1.13~~ *1.14* Indicative developable site area: ~~1.13~~ *1.14* **Indicative density (dph):** ~~36~~ *38* **Indicative capacity:** ~~41~~ *43* **Constraints:** - Potential for increased surface water run-off - Land drainage issues - Possible land contamination - Site may support lowland meadow or lowland acid grassland UK BAP habitats - Wildlife Habitat Network - Right of Way (Halifax 214) *- Site is within 2.5km of the SPA/SAC* **Reports required:** - Flood Risk Assessment, to include a Hydrological Assessment - Transport Statement - Contaminated Land Assessment - Botanical Survey *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology* *- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC* *- Habitat Regulations Assessment (HRA)* **Site Specific Considerations**	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

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Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			-Provision of blue and green infrastructure, including SuDs - ~~Consideration of the need for open space in the local area, and the impact on visual amenity currently provided by the site.~~ - *Consider the impact on visual amenity currently provided by the site.* *- Development proposals should include suitable mitigation to compensate for the loss of existing on-site open space. Compensatory provision should be calculated in conjunction with adjacent site LP1547.* - Consider impact on UK BAP Priority Habitats and planting of locally native hedgerow to minimise damage to adjacent heathland and create area of locally native wildflower meadow nearby - *Retain an* ~~Remove~~ area of less improved grassland from developable area *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds* *Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds* *Monitoring of impacts to assess bird use over time*		
MM259	CC39: 27	LP1409	***LP1409 Wood Lane, Off Ovenden Wood Road, Wheatley, Halifax, HX2 0TQ***	Correction / clarification	SA carried out on additional site – See Appendix 4C

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			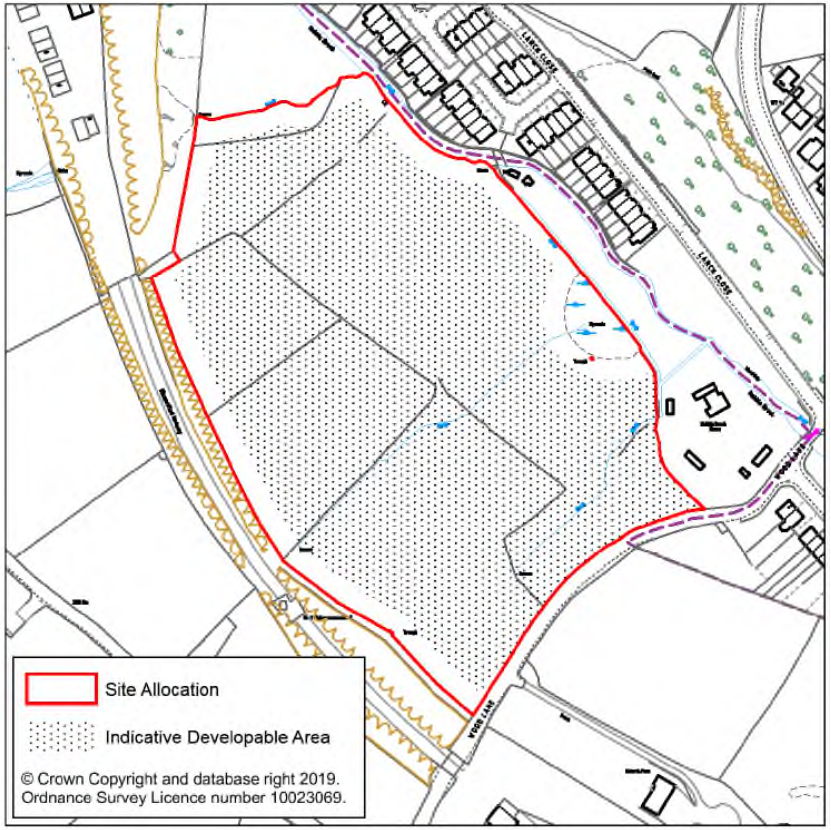 *Site area (ha): 4.31* *Indicative developable site area: 3.62* *Indicative density (dph): 30* *Indicative capacity: 109*		

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			Land type: Greenfield *Ownership: Private* ***Constraints*** *- Access from Wood Lane, without improvement, is not appropriate* *- Surface water flooding risk / potential for increased surface water run-off.* *- Adjacent to Hebble Brook and Dodgson Clough and deciduous woodland - UK Biodiversity Action Plan priority habitats.* *- Wildlife Habitat Network* ***Reports Required*** *- Flood Risk Assessment, including Hydrological Assessment and consideration of layout and design.* *- Transport Assessment/Travel Plan and access proposals.* *- Habitat Regulations Assessment should be undertaken. This should be informed by ornithological surveys (to include nocturnal golden plover surveys).* ***Site Specific Considerations*** *- Consider design and layout with regards to flood risk.* *- Realignment of retaining wall of the adjacent area.* *- Provision of SuDS and green and blue infrastructure, taking account of existing biodiversity.* *- Provision of buffer from the beck and associated wetland, and Wildlife Habitat Network; the latter to be planted with native grass seed.* *- Consider the impact on visual amenity currently provided by the site.* *- Open space would be required as part of any development since there are deficiencies in other typologies* *- Improvements required to the Ovenden Wood Road and Wood Lane junction* *- Provision of a safe pedestrian crossing across Hebble Brook*		

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Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
MM260	136	LP1425	Site Area (ha): ~~3.30~~ *3.29*	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM261	137	LP1429	Site Area (ha): ~~2.76~~ *2.75* Indicative developable site area: ~~2.76~~ *2.75* **Indicative density (dph):** ~~30~~ *39* **Indicative capacity:** ~~83~~ *108* **Site Specific Considerations** - Provision of SuDS - ~~Consider impact of loss of tennis courts on provision in the area~~ *- Development proposals should include compensatory open space provision for the loss of on-site tennis courts in the form of improvements to open space facilities in the immediate locality to include the enhancement of facilities at Beechwood Park or Holmfield Park.* ~~- Consideration to recommendations made within the HIA~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* ~~- Reduce developable land by providing a buffer of 10m around the site and around the woodland within the site. Retain the vegetation within these buffers and supplementary plant with locally native shrubs.~~ *- Plant boundaries with native species-rich hedgerows.*	Update / correction / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM262	138	LP1481	**Site Specific Considerations** - Provision of green and blue infrastructure *on site such as* ~~including~~ ~~of~~ SuDS and green roofs - Species rich native hedgerows should be planted on all boundaries	Clarification	No Change to the SA

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Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			- ~~Consideration to recommendations provided within the HIA.~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* *- Development proposals should include improvements to open space facilities in the immediate locality to include the enhancement of facilities at Beechwood Park or Holmfield Park.* *- Retain area of lowland mixed deciduous woodland.*		Site assessment carried out in the SA of the Local Plan Publication Draft 2018
MM263	139	LP1486	**Constraints:** - Potential to increase surface water run off. - Potential for flooding from Clough Bank Beck ~~- Site lies within the Natural England consultation zone for the South Pennine Moors SAC/SPA~~ *- Site is within 2.5km of the SPA/SAC* **Reports Required:** - Hydrological Assessment of Clough Bank Beck and surface water assessment - Transport Statement *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology* *- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC* - Habitat Regulations Assessment *(HRA)* **Site Specific Considerations** - Defence lines along the right bank of Clough Bank Beck and Flood resilience & resistance including SuDS - Include consideration of the cumulative effect of adjacent Mixenden sites	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			~~- Consideration of cumulative impact on provision of children's play and improvements to existing open space in the locality~~ *- Compensatory Open Space provision should be calculated cumulatively for sites LP1486, LP1488 & LP1489 with enhanced facilities to be provided on new open space designation New-1487.* *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds* *Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds* *Monitoring of impacts to assess bird use over time*		
MM264	140	LP1487	**Site removed from Local Plan** **~~Land south of Hambleton Crescent, Mixenden, Halifax~~**	Update	Deleted Site – SA will review housing allocation policy SD7 to take account of the deleted sites

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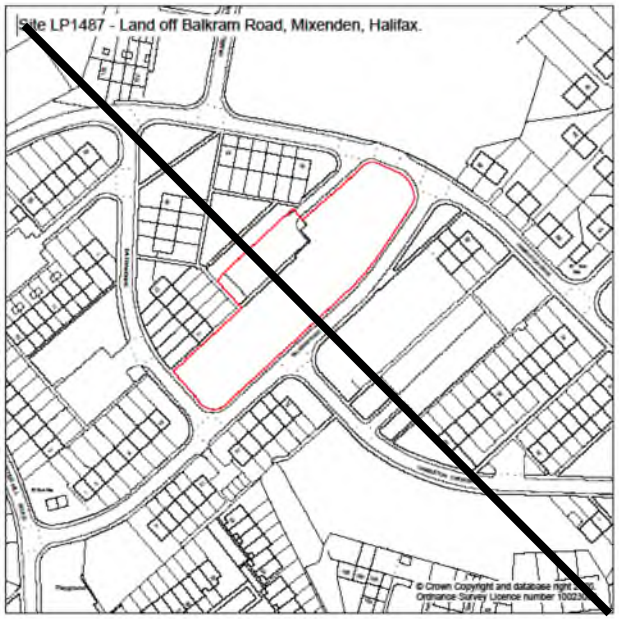
			 ~~Site area (ha): 0.34~~ ~~Indicative developable area: 0.34~~ ~~Indicative density (dph): 40~~ ~~Indicative capacity: 14~~ ~~Land type: Greenfield~~		

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			~~Ownership: Private~~ ~~**Constraints:**~~ ~~- Site lies within the Natural England Consultation Zone for the South Pennine Moors SPA/SAC~~ ~~- Potential for increased surfaced water run-off~~ ~~- Surface water flood risk from Cough Bank Beck~~ ~~**Reports Required:**~~ ~~- Hydrological assessment of Clough Bank Beck and surface water assessment~~ ~~- Transport Assessment/Cumulative effect of adjacent Mixenden Sites~~ ~~- Habitast Regulations Assessment~~ ~~**Site Specific Considerations**~~ ~~- Defence lines along the right bank of cough Bank Beck and Flood resilience & resistance including SuDS~~ ~~- The cumulative effect of adjacent Mixenden sites should be considered with regards to A629 at Raw Lane junction or Moor End Road~~ ~~- Consideration of cumulative impact on provision of children's play and improvements to existing open space in the locality~~		
MM265	141	LP1488	**Constraints:** - Potential to increase surface water run off. - Potential for flooding from Clough Bank Beck *- Site lies within the Natural England consultation zone for the South Pennine Moors SAC/SPA* *- Site is within 2.5km of the SPA/SAC* **Reports required:** - Hydrological assessment of Clough Bank Beck and surface water assessment. - Transport Statement / Cumulative effect of adjacent Mixenden sites *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology*	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

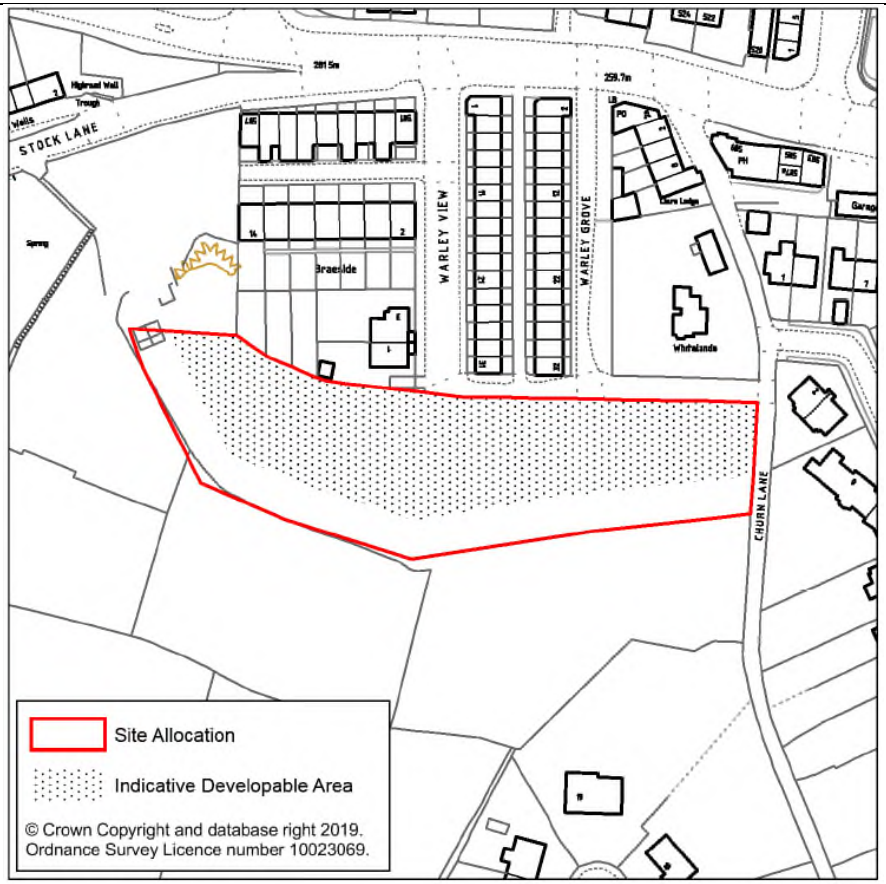
Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC - Habitat Regulations Assessment *(HRA)* **Site Specific Considerations** - Defence lines along the right bank of Clough Bank Beck and Flood resilience & resistance including SuDS - The cumulative effect of adjacent Mixenden sites should be considered with regards to A629 at Raw Lane junction or Moor End Road ~~- Consideration of cumulative impact on provision of children's play and improvements to existing open space in the locality~~ *- Compensatory Open Space provision should be calculated cumulatively for sites LP1486, LP1488 & LP1489 with enhanced facilities to be provided on new open space designation New-1487.* *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds* *Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds* *Monitoring of impacts to assess bird use over time*		
MM266	142	LP1489	**Constraints:** - Potential for increased surface water run-off - Surface water flood risk from Clough Bank Beck	Clarification	No Change to the SA Site

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			~~- Site lies within the Natural England consultation zone for the South Pennine Moors SAC/SPA~~ *- Site is within 2.5km of the SPA/SAC* **Reports required:** - Hydrological assessment of Clough Bank Beck and surface water assessment. - Transport Statement / Cumulative effect of adjacent Mixenden sites *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology* *- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC* - Habitat Regulations Assessment *(HRA)* **Site Specific Considerations** - Defence lines along the right bank of Clough Bank Beck and Flood resilience & resistance including SuDS - The cumulative effect of adjacent Mixenden sites should be considered with regards to A629 at Raw Lane junction or Moor End Road ~~- Consideration of cumulative impact on provision of children's play and improvements to existing open space in the locality~~ *- Compensatory Open Space provision should be calculated cumulatively for sites LP1486, LP1488 & LP1489 with enhanced facilities to be provided on new open space designation New-1487.* *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved*		assessment carried out in the SA of the Local Plan 2017

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			management to ensure use by SPA birds *Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds* *Monitoring of impacts to assess bird use over time*		
MM267	143	LP1547	Site Area (ha): ~~2.49~~ *2.47* Indicative developable site area: ~~2.49~~ *2.47* **Indicative density (dph):** ~~30~~ *34* **Indicative capacity:** ~~75~~ *83* **Constraints:** - Potential to increase surface water run-off - Amenity green space *- Site is within 2.5km of the SPA/SAC* **Reports required:** - Flood Risk Assessment - Transport Assessment and Travel Plan including assessments of local junctions. *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology* *- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC* *- Habitat Regulations Assessment (HRA)* **Site Specific Considerations** - Capacity building of existing drainage system - Assessment required of Heathmoor Park Rd / A629 Keighley Rd) - ~~Consideration of enhancement of other open spaces in the vicinity.~~	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			- Development proposals should include the enhancement of other open spaces in the area such as Natty Lane Recreation Ground. Provision should be calculated in conjunction with adjacent site LP1379. *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds* *Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds* *Monitoring of impacts to assess bird use over time*		
MM268	**CC39:** 28	LP1590	***LP1590 Land adjacent to the Wells, Stock Lane, Highroad Well, Halifax, HX2 7QP***	Clarification	SA of additional site carried out – See Appendix 4C

Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 'Site Allocations Supporting Information'

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			 *Site Area (ha): ~~0.59~~ 0.61*		

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			Indicative developable site area: 0.40 *Indicative capacity (dph): 40* *Indicative capacity: 16* *Land type: Greenfield* *Ownership: Private* ***Constraints*** *- Surface water flood risk.* *- Warley Clough* *- Topography (access)* *- Proximity to Listed Buildings (St John the Evangelist Church, Stock Lane House, and The Wells all Grade II Listed) and Warley Conservation Area.* *- Lowland mixed deciduous woodland - UK BAP Priority Habitat / Wildlife Habitat Network* *- Potential land contamination* ***Reports Required*** *- Flood Risk Assessment, Hydrological Assessment of Warley Clough water is an optional mitigation measure* *- Topographic Survey* *- Contaminated Land Assessment* *- Conduct Protected Species Survey* *- Transport Statement* ***Site Specific Considerations*** *- Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt.* *- Provision of SuDS through green and blue infrastructure.* *- Consider the impact on visual amenity currently provided by the site.*		

Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 'Site Allocations Supporting Information'

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
			- Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings. *- Exclude buffer of 10m adjacent to woodland from developable area and plant with locally native shrubs.* *- Implement a programme of woodland management in adjacent woodland.*		
MM269	145	LP1609	Site Area (ha): ~~0.99~~ *1.01* Indicative developable site area: ~~0.99~~ *1.01* **Indicative density (dph):** ~~49~~ *46* **Indicative capacity:** ~~49~~ *46*	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

Housing allocations Hebden Bridge

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
MM270	146	LP1501	**Constraints:** - Highways (Visibility and gradient). - Loss of childrens play space, recreational area and natural open space. - Special Landscape Area. - Possible Land Contamination. ~~- Proximity to South Pennine Moors SPA/SAC/SSSI - within Natural England consultation zone~~ *- Site is within 2.5km of the SPA/SAC* - Proximity to Manor House, Grade II Listed, and cluster of Grade II*/ Grade II listed buildings (Great Burlees and Little Burlees). **Reports Required** - Transport Assessment, to include topographic survey, a feasibility layout drawing is required to assess certainty *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology* *- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC* - Habitat Regulations Assessment *(HRA)* - Contaminated Land Assessment - Land Stability Report *- Landscape Impact Assessment* **Site Specific Considerations:** - Provision of SuDS (taking account of existing biodiversity and taking the form of fen, marsh, wet grassland and standing water in basins). - Landscaping scheme to include plant species which are native, of local provenance and/or provide a benefit to wildlife in the area).	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

			- Retention of small area of designated open space on southern end of site or provision of an alternative site within any future development. - Retention of the existing trees and the planting of new trees to the south-east corner and along the eastern boundary of the site to screen the site from the nearby listed buildings. - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds* *Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds* *Monitoring of impacts to assess bird use over time*		
MM271	147	LP1503	**Indicative Density:** ~~93~~ *69* **Indicative Capacity:** ~~27~~ *20* **Constraints:** - Possible Land Contamination. - Hebden Bridge AQMA. - Right of Way - BAP Priority habitat (Deciduous woodland). - Wildlife Habitat Network. *- Site is within 2.5km of the SPA/SAC* *- Hebden Bridge Conservation Area* *- No.74 Bridge Lanes opposite the site (Grade II Listed Building)* *- Nos. 51-69 Bridge Lanes (includes Nos. 2-20 River Street) opposite the site (Grade II Listed Building)* *- Nos. 71-95 Bridge Lanes (includes Nos. 1-19 Calder Place) opposite the site (Grade II Listed Building)*	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

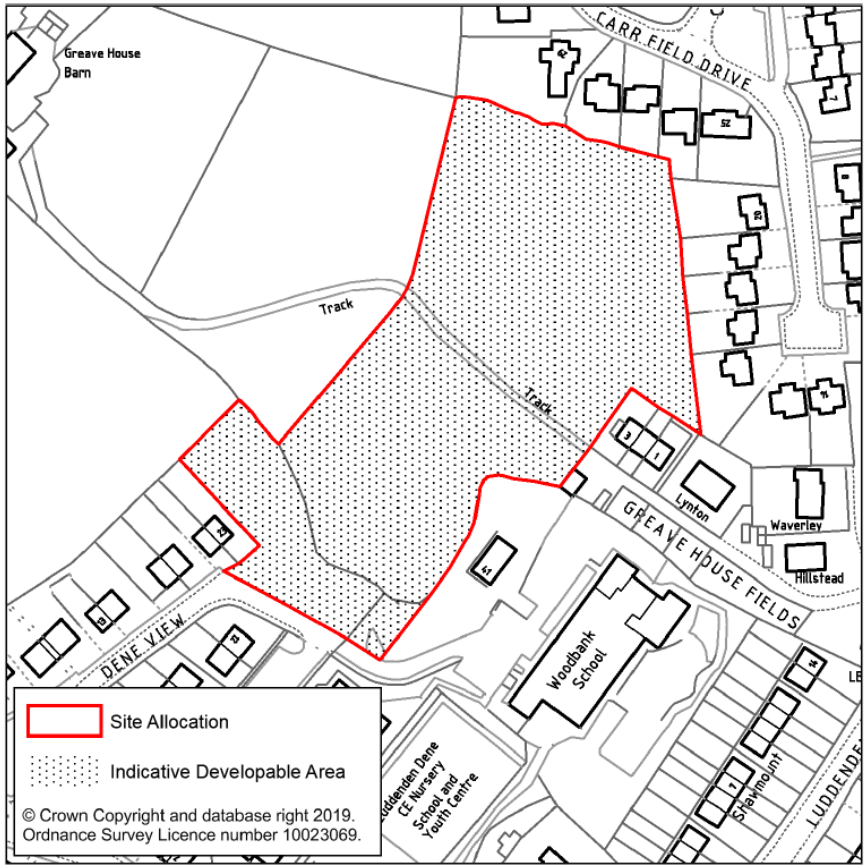
			Reports Required: - Contaminated Land Assessment. - Noise Impact Assessment. *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology* *- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC* *- Habitat Regulations Assessment (HRA)* **Site Specific Considerations** - Provision of SuDS. - ~~Consideration to recommendations provided within the HIA.~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* *- The design, layout, height and massing of development must conserve and enhance the appearance of the Hebden Bridge Conservation Area and the settings of heritage assets in the area.* *- Development must respect the historic pattern of development, in particular the characteristic terraced form.* *- Building materials should reflect those characteristic of Hebden Bridge.* - Retention of woodland together with a 10m buffer, to be excluded from development. - Consideration of the West Yorkshire Low Emission Strategy which has been adopted by the Council. This gives guidance on good practice for mitigating air quality impacts. *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds*		

			Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds *Monitoring of impacts to assess bird use over time*		

Housing allocations Mytholmroyd

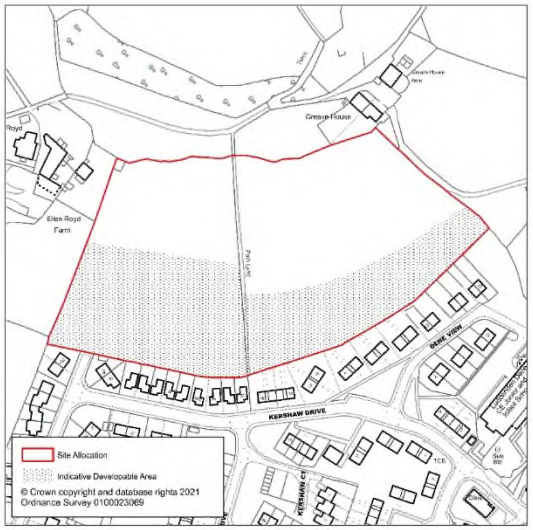
Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
MM272	148	LP0011	Site Area (ha): ~~2.63~~ *2.62* Indicative developable site area: ~~2.11~~ *2.10* **Site Specific Considerations** - Provision of green and blue infrastructure including SuDS - Stand-off of at least 10m is provided from the canal and screening should be provided to avoid increased light levels over the water. - Existing trees to the north east should also be retained, and removed from the indicative developable area. - Species rich native hedgerows should be planted on all boundaries - Site of PRN 552 - recommend archaeological condition if granted permission - ~~Consideration to recommendations provided within the HIA~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* - Regard should be had to the West Yorkshire Emission Strategy - Provision of stand-off between indicative developable area and industrial uses to the south - Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM273	150	LP0253	**Constraints:** - Possible contaminated land - Former Coach & Horses Public House - non designated asset	Clarification	SA summary updated to include SA9:

			- ~~South Pennine Moors SSSI, SPA, SAC~~ *- Site is within 2.5km of the SPA/SAC* - Calderdale Wildlife Habitat Network - Rochdale Canal Local Wildlife Site - Road traffic noise - Air quality **Reports Required:** - Flood Risk Assessment - Contaminated Land Report - Noise Impact Assessment - Protected Species Survey *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology* *- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC* *- Habitat Regulations Assessment (HRA)* **Site specific considerations:** - Provision of *green and blue infrastructure on site such as* SuDS and green roofs - Development of the site should retain the former public house and include and convert the building as part of the development of the site - Consideration to recommendations in the West Yorkshire Low Emission Strategy - Tree and native hedgerow planting along Burnley Road - Bat tubes within the dwellings *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds*		site being within 2.5km of the SPA/SAC, however no overall change to SA site assessment carried out in the SA of the Local Plan 2017

			Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds *Monitoring of impacts to assess bird use over time*		
MM274	**CC39**: 29	LP0931	***LP0391 Land at, Greave House Field, Luddenden, Halifax***  *Site Area (ha): ~~1.21~~* *Indicative developable site area: 1.21*	Clarification *Published in CC39*	SA of additional site carried out – See Appendix 4C

			Indicative density (dph): 36 *Indicative capacity: 44* *Land Type: Greenfield* *Ownership: Private* ***Constraints:*** *- Potential for increased surface water run-off* *- Site is within 2.5km of the SPA/SAC* *- Right of Way (Sowerby Bridge 027)* *- Greave House and Barn (Grade II Listed), Luddenden Conservation Area* *- Site access (third party land LP1372)* *- Luddenden Foot AQMA* ***Reports Required*** *- Flood Risk Assessment* *- Transport Statement* *- Habitat Regulations Assessment to include systematic spatial analysis to determine which sites require recreational disturbance requirements and which loss of functionally linked land for SPA birds requirements.* *-Landscape Impact Assessment* *- Ecological Record Search with West Yorkshire Ecology* ***Site Specific Consideration*** *- Provision of green and blue infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off* *- Retain and enhance hedgerows* *- Plant boundaries with locally native hedgerows* *- Off site mitigation should be provided to counter increased pressure from people and dogs on the European sites* *- Development proposals should include on-site replacement of the small area of amenity green space currently located in the south-west part of the site. Alternatively, other open space in the area should be enhanced, for example Holmes Park, Kershaw Estate, Midgley Recreation Ground or Luddenden Recreation Ground.*		

			- Retain an area of semi-improved grassland *- The visual impact of any development should be considered and the bridleway safeguarded* *- Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* *- Consider the recommendations of the West Yorkshire Emission Strategy* *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds* *Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds* *Monitoring of impacts to assess bird use over time* *- Development of LP1372 to be designed to ensure access to LP0931 can be achieved.*		

MM275	**CC39**: 30	LP1372	 *Site area (ha): 3.23* *Indicative Developable Site Area: 1.57* *Indicative Density: 20* *Indicative Capacity: 31* *Land Type: Greenfield* *Ownership: Public* ***Constraints:*** *- Potential for increased surface water run-off* *- Grade II Listed buildings - Greave House and the adjacent barn.* *- Site is within 2.5km of the SPA/SAC* *- Environmental Health - adjacent working farms.* *- Special Landscape Area* ***Reports Required*** *- Flood Risk Assessment* *- Transport Assessment and Travel Plan*	Clarification *Published in CC39*	SA of additional site carried out – See Appendix 4C

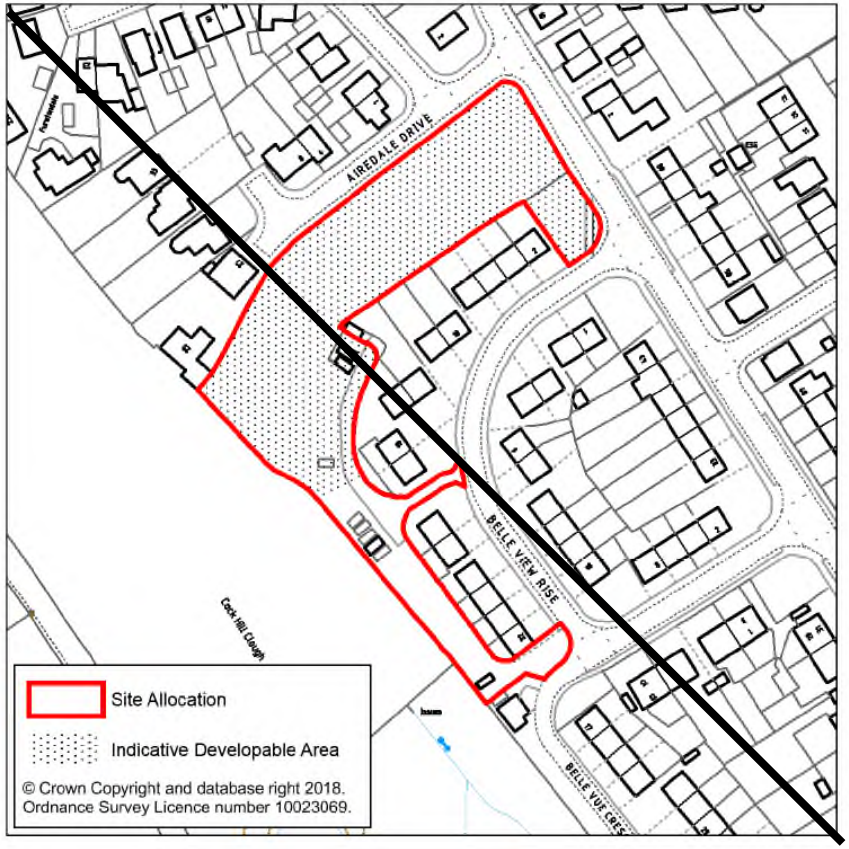
			- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology *- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC* *- Habitat Regulations Assessment (HRA) to include systematic spatial analysis to determine which sites require recreational disturbance requirements and which loss of functionally linked land for SPA birds requirements.* *- Landscape Impact Assessment* ***Site Specific Consideration*** *- Provision of green and blue Infrastructure on site such as SuDS and green roofs.* *- Traffic calming on approach roads.* *- Provision of storage for storm water run-off is recommended.* *- Potential stand off required between the site and the working farm.* *- Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* *- Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt.* *- Off site mitigation should be provided to counter increased pressure from people and dogs on the European sites.* *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds* *Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds* *Monitoring of impacts to assess bird use over time*		

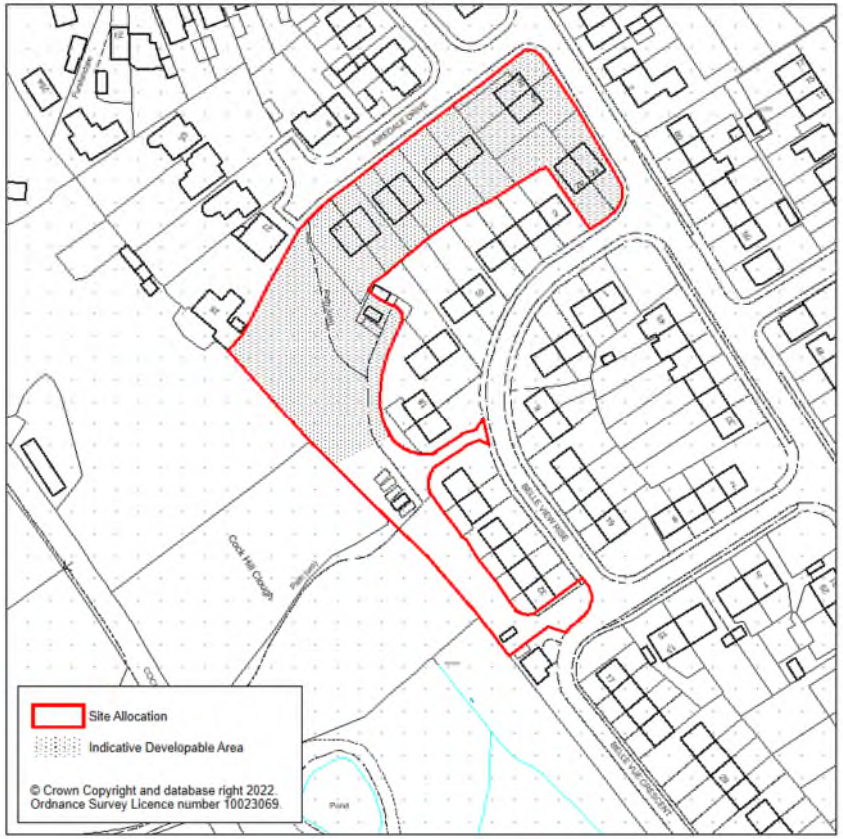
			- Development proposals should include the provision of on-site open space facilities and/or the enhancement/provision of open space facilities within the catchment of the development. *- Development of LP1372 to be designed to ensure access to LP0931 can be achieved.*		

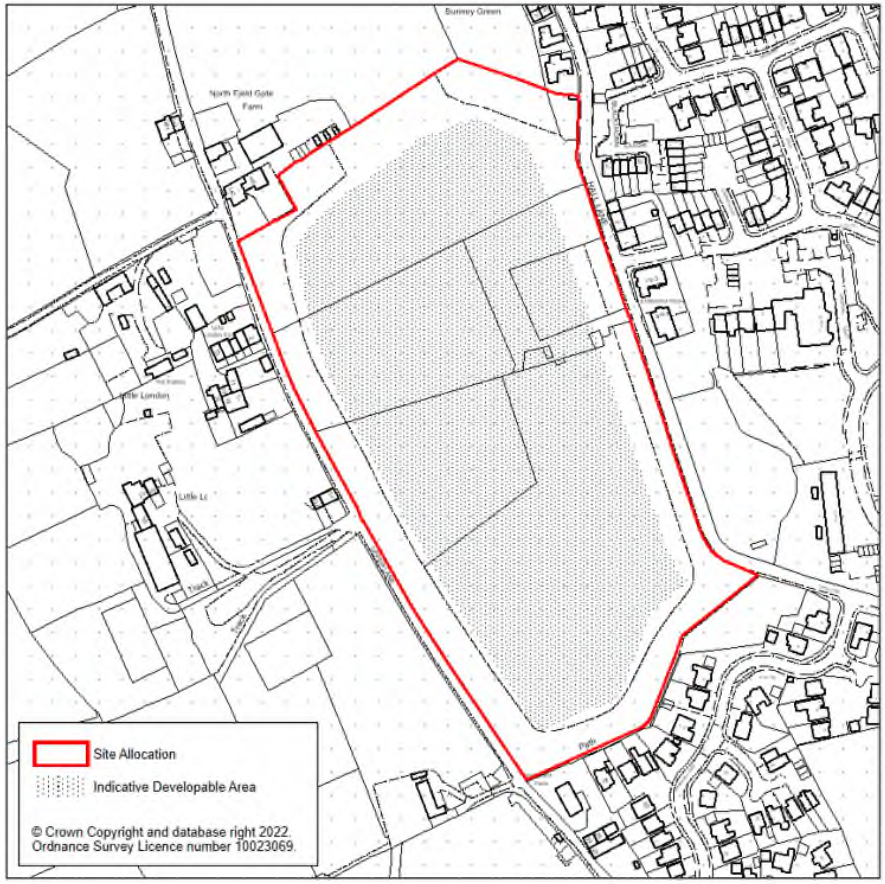
Housing allocations Northowram and Shelf

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
MM276	151	LP0221	**Reports Required** - Flood Risk Assessment - Transport Assessment and Travel Plan. - Protected Species Survey. *- Ecological Impact Assessment* *- Landscape Impact Assessment* **Site Specific Considerations** - Provision of SuDS - Stand off between quarry boundary necessary. - Reduce developable land by providing a buffer of 10m around the site and around the woodland within the site. Retain the vegetation within these buffers and supplementary plant with locally native shrubs. - Retention of boundary trees. - Restore an area of lowland meadow to be used as open space by supplementary planting with appropriate species and management. *- Implementation of mitigation specified in Ecological Impact Assessment* - Consider the impact on visual amenity currently provided by the site. - Strong and defensible boundary between the New Housing Site and the Green Belt will be required.	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM277	152	LP0589	**Indicative density (dph):** ~~40~~ *26* **Indicative capacity:** ~~15~~ *10*	Update / clarification	No Change to the SA

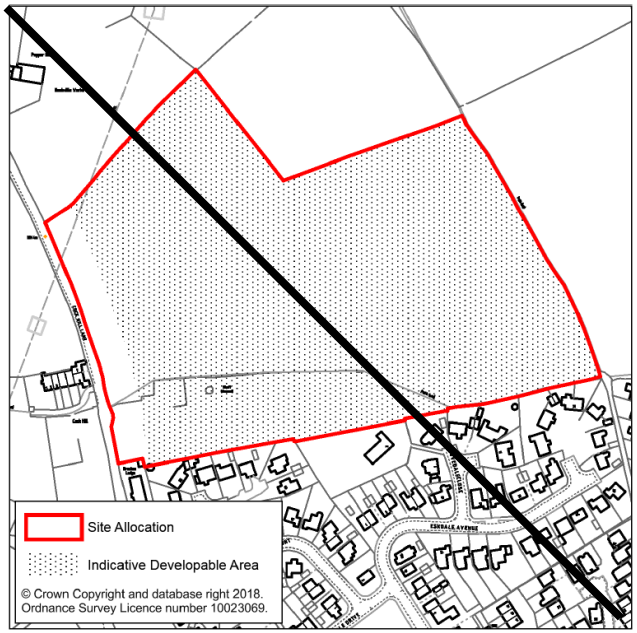
			Site Specific Considerations - Provision of SuDS through green and blue infrastructure. - Plant boundaries with locally native species-rich hedgerows. - Good acoustic design required for layout and house types. - Refer to guidance in West Yorkshire Low Emission Strategy (Stump Cross AQMA). - ~~Consideration to recommendations provided within the HIA.~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* - Amend existing junction to provide site access and contribute towards Hipperholme scheme.		Site assessment carried out in the SA of the Local Plan 2017

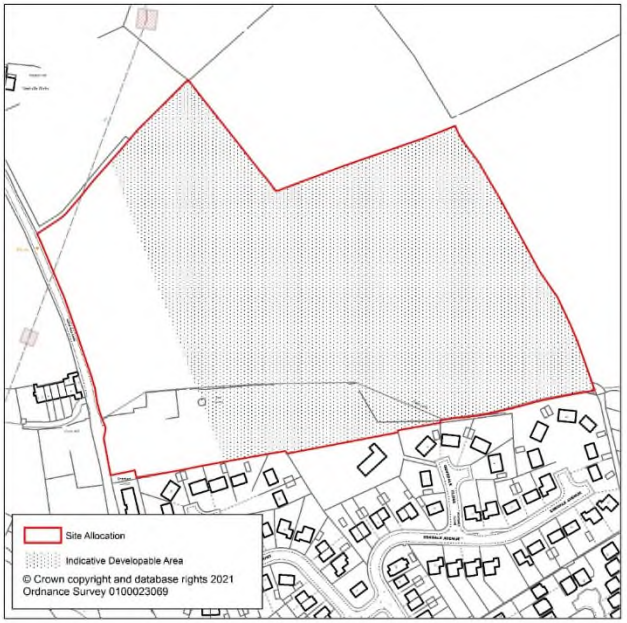
MM278	153	LP0759		Update / correction	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

			 Site Area (ha): ~~0.54~~ *0.55* Indicative developable site area: ~~0.27~~ *0.44* **Indicative density (dph):** ~~36~~ *23* **Indicative capacity:** ~~16~~ *10*		
MM279	**CC39**: 31	LP0766	**LP0766 Land off, Hall Lane, Northowram, Halifax, HX3 7SN**	Clarification	SA of additional

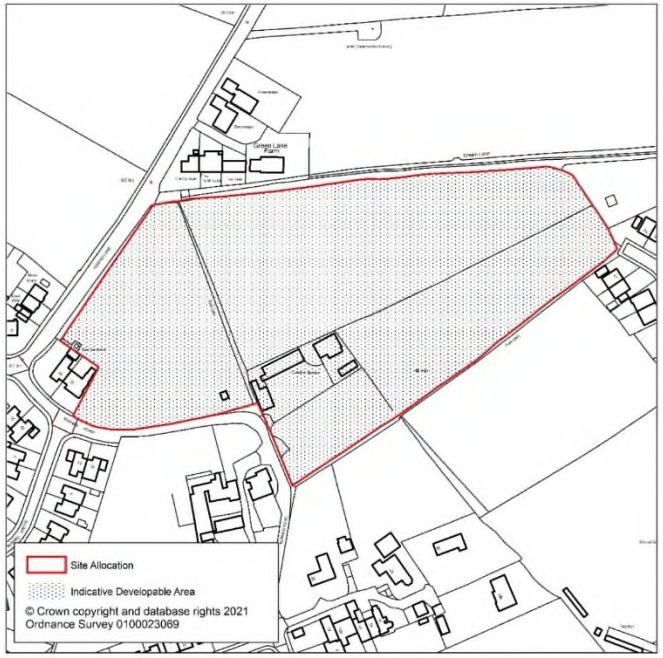
			 ***Site Area (ha):*** *5.81* ***Indicative Developable Area*** *3.83* ***Indicative Capacity:*** *149* ***Indicative density:*** *39* ***Land type:*** *Greenfield*	*Published in CC39*	site carried out – See Appendix 4C

			Ownership: *Private* ***Constraints*** *- Tree Preservation Order* *- Acid Grassland/Upland Heathland* *- Risk of surface water flooding* *- North Field Gate Farm (buffer if operational)* *- Marsh Hall (Grade II Listed Building)* *- Northowram Hall / Slab Wall (north of footpath between Upper Lane and Hall Lane)* *- Right of Way (Halifax 347) on southern boundary* ***Reports Required*** *- Flood Risk Assessment, to include a Hydrological Assessment* *- Transport Statement* *- Coal Mining Risk Assessment* *-Protected Species Survey* ***Site Specific Considerations*** *- Provision of green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off.* *- Retain/enhance area of acid grassland/upland heathland, retain boundary trees and manage as woodland with understorey planting.* *- Reinstate tree boundary to the north of the site.* *- Reduce developable area to exclude boundary trees (and an additional 10m buffer) and area of acid grassland/upland heathland (to become open space)* *- Provision of Open Space* *- North Field Gate Farm buffer if operational* *- The traffic generated by the development is likely to impact on the Stump Cross junction. Contributions may therefore be required towards the required mitigation.* *- Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* *- Development in the northern fields should have careful regard to design, layout and landscaping, in order to satisfactorily mitigate any harm to designated heritage assets*		

			- Strong and defensible boundary between the New Housing Site and the Green Belt to be maintained / provided. *- Site requires masterplanning in accordance with Policy IM7.*		
MM280	155	LP0782		Clarification / update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

			 Site Area (ha): ~~5.86~~ *5.85* Indicative Developable Area: ~~5.52~~ *4.67* Indicative Capacity: ~~166~~ *141* **Site Specific Considerations** - Provision of SuDS. The SuDS scheme should take account of existing biodiversity and take the form of fen, marsh, wet grassland or standing water in basins. - Biodiversity mitigation/enhancement should provide locally native species rich unimproved grassland, restoring gaps in the Wildlife Habitat Network. - Increased recreation impact on nearby Local Wildlife site will need mitigation. - Provision of Open Space ~~- Access to Cock Hill Lane required to accommodate a proportion of the traffic from site LP1543, subject to third party permissions.~~ *- Provision of pedestrian routes and upgrading of off-site PROW routes*		

			- Strong and defensible boundary between the New Housing Site and the Green Belt will be required. - ~~Consideration to recommendations provided within the HIA.~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* *- The access road should skirt the urban edge and be effectively screened by a stone wall to reflect existing field boundaries* - Provision of a buffer on western boundary to mitigate impacts on the listed building *- Site requires joint masterplanning with site LP1543 in accordance with Policy IM7.*		
MM281	**CC39**: 32	LP1034	***LP1034 Land off Soaper Lane, Shelf, Halifax, HX3 7PT***	Clarification *This site was published in CC39, and has been amalgamated with LP1035 (also published in CC39).*	SA of additional site carried out – See Appendix 4C

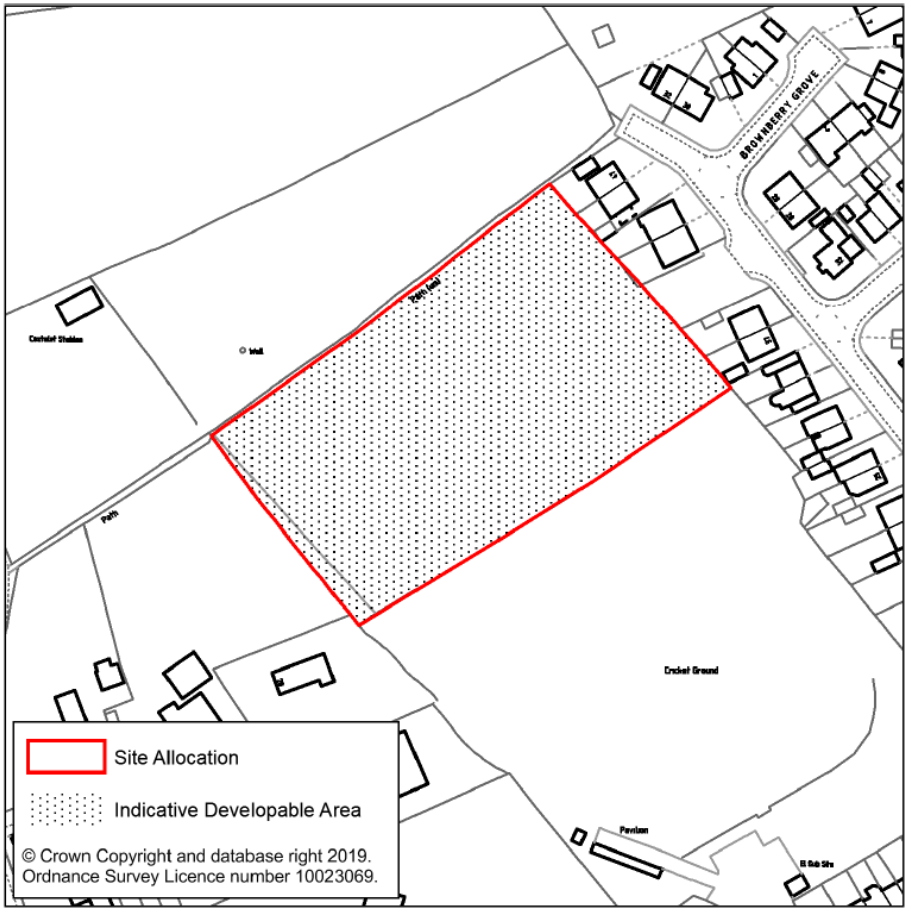


Site Area: *2.92*
Indicative Developable Area: *2.92*
Indicative Density: 34
Indicative Capacity: 100

Constraints:
- Surface Water Flooding Risk
- Right of Way (Shelf 161)
- Unstable Land (History of mining)
- Contaminated Land
- Existing equestrian land use

Reports Required:

			- Flood Risk Assessment *- Hydrological Assessment* *- Transport Statement and Travel Plan* *- Land Stability Report* *- Bat Survey* ***Site Specific Considerations*** *- Mitigation of any land stability constraints* *- Retain and enhance hedgerows with additional planting of native shrubs.* *- Plant boundaries with native hedgerows.* *- Provision of SuDS.* *- Provision of a footway on site side of Soaper Lane.* *- Highway mitigation at the Shelf Moor Road and Burned Road junctions with the A6036 would be needed to accommodate the additional trips; this may require traffic signals.* *- Development of LP1034 to be designed to allow access to LP1036 if required* *- Retention and repair of the stone boundary walls.* *- Strong and defensible boundary between the New Housing Site and the Green Belt will be required.*		
MM282	**CC39**: 34	LP1036	***LP1036 Land north of Shelf Cricket Ground, Carr House Lane, Shelf, Halifax***	Clarification *Published in CC39*	SA of additional site carried out – See Appendix 4C

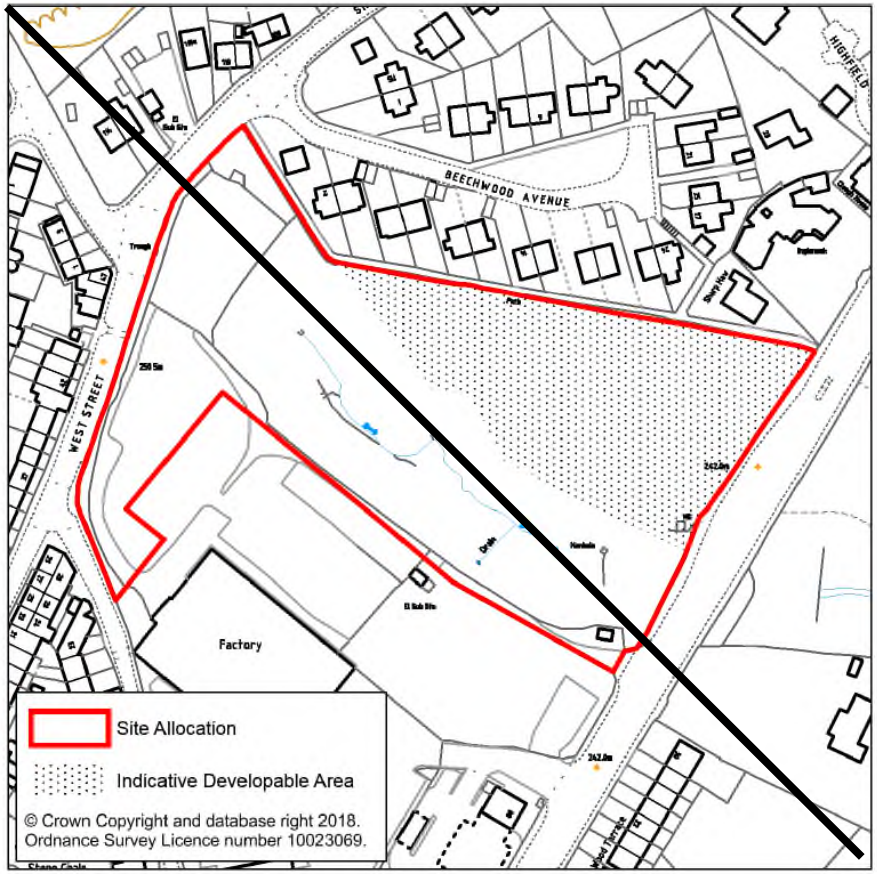


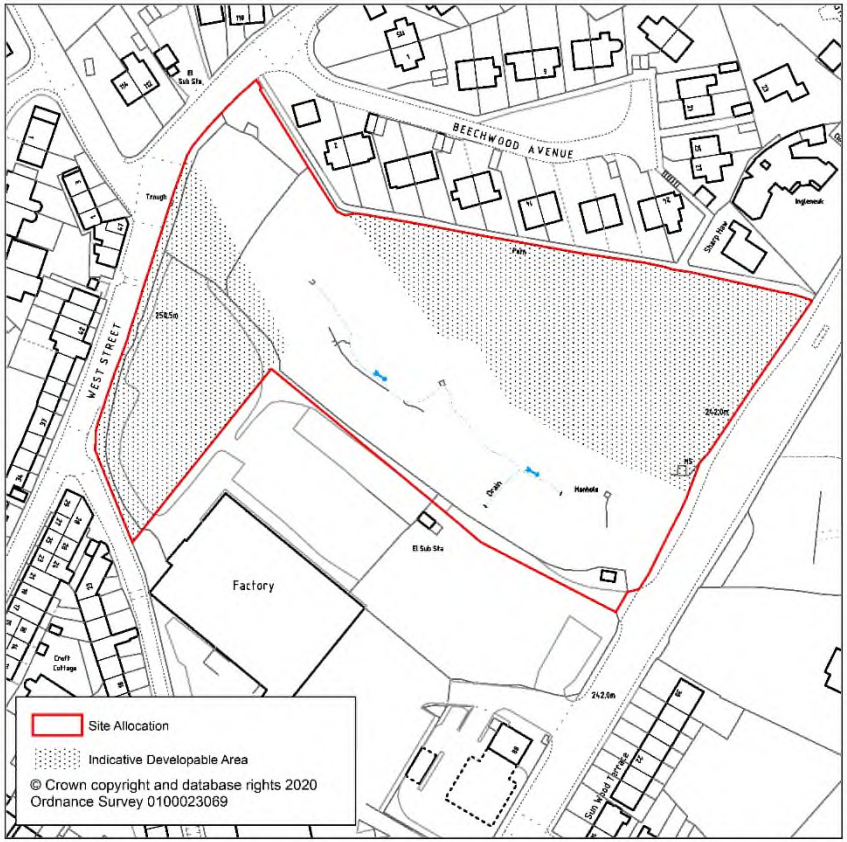
Site Area (ha) *0.89*
Indicative developable site area: *0.89*
Indicative density (dph): *30*
Indicative capacity: *27*
Land type: *Greenfield*

			Ownership: *Private* ***Constraints*** *- Contaminated Land* *- Surface Water Flooding* *- Right of Way (Shelf 161)* *- Unstable Land (History of mining)* ***Reports Required*** *- Bat Survey* *- Hydrological Assessment* *- Transport Assessment* *- Travel Plan* *- Land Contamination Report* *- Coal Mining Risk Assessment* *- Land Stability Report* *- Applications for development must undertake a ball strike risk assessment and as a minimum consider recreational cricket and ball speeds of up to 40 metres per second.* *At this site the wicket is orientated in a north-south direction, although a possible east/west variation of 55º from the point of north is also acceptable in accordance with ECB guidance, therefore any ball strike risk assessment should also consider orientation at 55º as well. Any mitigation package that the ball strike risk assessment advises should be built into the scheme by the developer; and be constructed and maintained in perpetuity at the developer's expense.* ***Site Specific Considerations*** *- Mitigation of any land stability constraints* *- Provision of SuDS* *- Retain and enhance hedgerows with additional planting of native shrubs.* *- Plant boundaries with native hedgerows.* *- Development of LP1034 to be designed to allow access to LP1036 if required*		
MM283	**CC39**: 35	LP1037	***LP1037 Land off Burned Road, Shelf, Halifax, HX3 7PT***	Clarification *Published in CC39*	SA of additional site carried

			 Site Area: 0.98 *Indicative Developable Area: 0.98* *Indicative density (dph): 32* *Indicative Capacity: 31* ***Constraints*** *- Contaminated Land* *- Surface Water Flooding* *- Farming activities* *- Archaeological Interest (Shelf Windmill - farm PRN4304)* *- Bats* *- Unstable Land (History of mining)*		out – See Appendix 4C

			Reports Required *- Transport Statement and access design* *- Bat Survey* *- Hydrological Assessment* *- Contaminated Land Assessment* *- Predetermination Archaeological Evaluation* *- Land Stability Report* ***Site Specific Considerations*** *- Provision of SuDS* *- Plant boundaries with locally native species-rich hedgerows.* *- Strong and defensible boundary between the New Housing Site and the Green Belt will be required.* *- Archaeological conditions* *- Retention of the stone boundary walls should be sought wherever possible.* *- Widening of Burned Road and the provision of footways* *- Mitigation of any land stability constraints*		

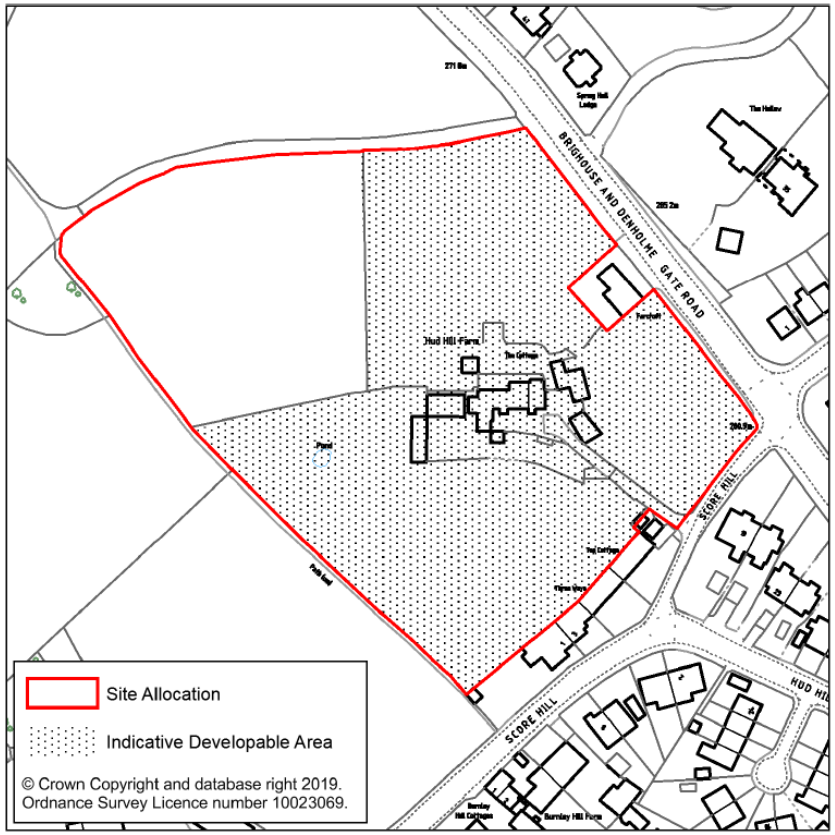
MM284	156	LP1041		Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017



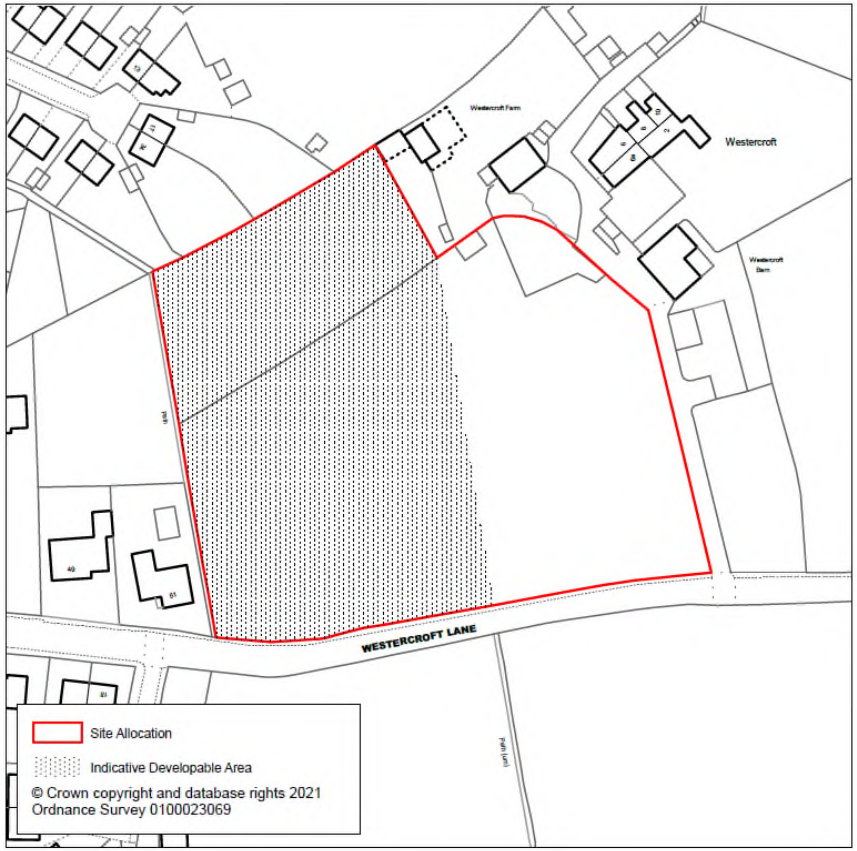
Site Area: ~~1.56~~ *1.61*
Indicative Developable Area: ~~0.57~~ *0.91*
Indicative density (dph): ~~36~~ *35*
Indicative capacity: ~~21~~ *32*

Site Specific Considerations

			- Retain and enhance hedgerow with additional planting of native shrubs - Retain and enhance Lowland Mixed Deciduous Woodland (UK BAP priority habitat) - Remove woodland from the developable area *- Retain and enhance Wildlife Habitat Network (use seed/plant material of local provenance from Sun Wood for this enhancement work) and ensure that links with the WHN to the north west are maintained* - Good acoustic design for dwellings near the adjacent employment land and Halifax Road. - Provision of SuDS - ~~Any development should include an area of good quality, accessible amenity open space and improved access to the woodland~~ *- Development proposals should include the retention and enhancement of open space within the site and/or the improvement of other open space in the area such as at Shelf Hall Park.* - The retention of the stone boundary wall to the western boundary of the site, together with the stone drinking trough, *milestone* and other stone features, should be sought wherever possible. If their removal is necessary, the stone drinking trough, *milestone* and other stone features should be retained and relocated elsewhere along the boundary wall. The retention of the stone boundary wall to Halifax Road should also be sought wherever possible. *- Design of the site to consider and acknowledge the location and role of the site in providing a gateway into Shelf.*		

MM285	36	LP1044	**LP1044 Hud Hill Farm, Northowram, Halifax, HX3 7LH**  ***Site area (ha):*** *2.11* ***Indicative developable site area:*** *1.51* ***Indicative density:*** *30* ***Indicative capacity:*** *45* ***Land type:*** *Mixed* ***Ownership:*** *Private*	Clarification *Published in CC39*	SA of additional site carried out – See Appendix 4C

			Constraints *- Surface Water Flooding.* *- Lowland Meadow (UK BAP priority habitat).* *- Rights of Way (Halifax 343).* *- Grade II Listed Building - Whinney Royd Farmhouse (200m north west of site).* *- Road traffic noise* ***Reports Required*** *- Flood Risk Assessment* *- Hydrological Assessment* *- Transport Assessment* *- Travel Plan* *- Ecological Impact Assessment informed by bat and amphibian surveys.* *- Noise Impact Assessment* ***Site Specific Considerations*** *- Provision of SuDS* *- Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* *- Removal of field to north west of the site in accordance with heritage advice.* *- Maintenance and enhancement of existing hedgerows.* *- Suitable management of Lowland Meadow (UK BAP priority habitat)* *- Provision of Open Space* *- Safeguard of Right of Way (Halifax 343)* *- The creation of a strong and defensible boundary between the allocation for housing and the Green Belt.* *- Buffer zone should farming operations continue.*		
MM286	37	LP1523	**LP1523 Land at Westercroft Lane, Northowram, Halifax, HX3 7EN**	Clarification *Published in CC39*	SA of additional site carried out – See Appendix 4C



Site Area: *1.42*
Indicative Developable Area: *0.89*
Indicative density: *36*
Indicative Capacity: *32*
Land type: *Greenfield*
Ownership: *Private*

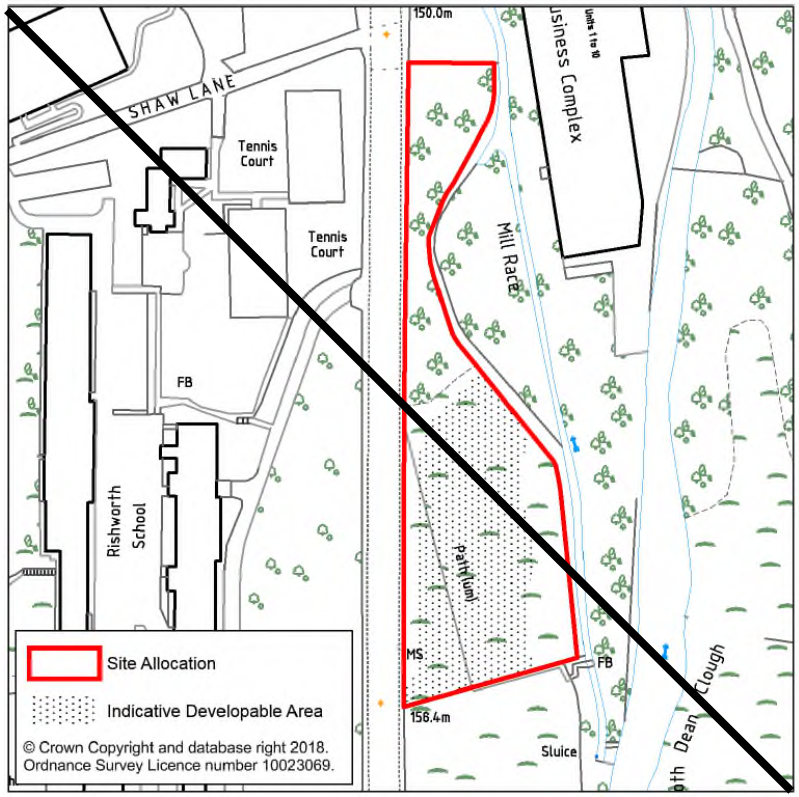
			Constraints *- Risk of surface water flooding.* *- Contaminated Land.* *- Stump Cross AQMA (No.5).* *- Westercroft hamlet (non-designated heritage asset to north east)* **Reports Required** *- Transport Assessment.* *- Travel Plan.* *- Hydrological Assessment.* *- Ecological Assessment.* *- Contaminated Land Assessment.* *- Amended site layout plan.* **Site Specific Consideration** *- Provision of SuDS.* *- Crossing point and footway between the site and the junction with the A644.* *- Contribution to a scheme of mitigation for the Hipperholme Crossroads.* *- Plant species rich native hedgerow on western and northern boundaries.* *- Consideration to advice contained within the West Yorkshire Low Emission Strategy.* *- Consideration of requirement to amend submitted layout plan to enable access to northern field.* *- Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* *- Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt.*		
MM287	158	LP1543	**Site Area (ha):** ~~11.17~~ *11.15* **Indicative developable site area:** ~~11.02~~ *11.01* **Indicative Density:** ~~**30**~~ ***26*** **Indicative Capacity:** ~~**331**~~ ***290*** **Site Specific Considerations** **-** Third party land control. *Site access to be achieved between 22 and 23 Wade House Road*	Update	SA of additional site carried out – See Appendix 4C

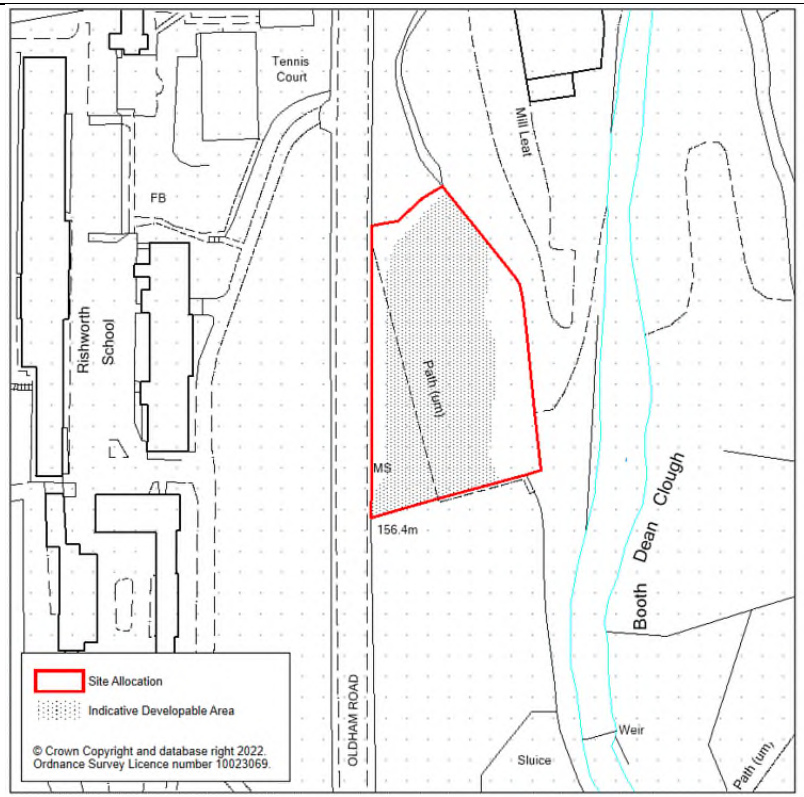
			- Provision of green and blue Infrastructure on site such as SuDS and green roofs. The SuDS scheme should take account of existing biodiversity and take the form of fen, marsh, wet woodland, wet grassland or standing water in basins. - Provision of Open Space - Provision of locally native species rich unimproved grassland and locally native species rich hedgerows. - Increased recreation impact on nearby Local Wildlife Site will need mitigation. - Exclude 10m buffer of Wildlife Habitat Network from developable area and plant with appropriate locally native species (grassland or woodland) ~~- In light of potential access arrangements (third party land to north and west), masterplanning would be necessary that may involve the subdivision of the site.~~ *- Provision of pedestrian routes and upgrading of off-site PROW routes* - Standoff between agricultural uses and residential properties, and physical mitigation where identified. - Strong and defensible boundary between the New Housing Site and the Green Belt will be required. *- Site requires joint masterplanning with site LP0782 in accordance with Policy IM7*		

Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 'Site Allocations Supporting Information'

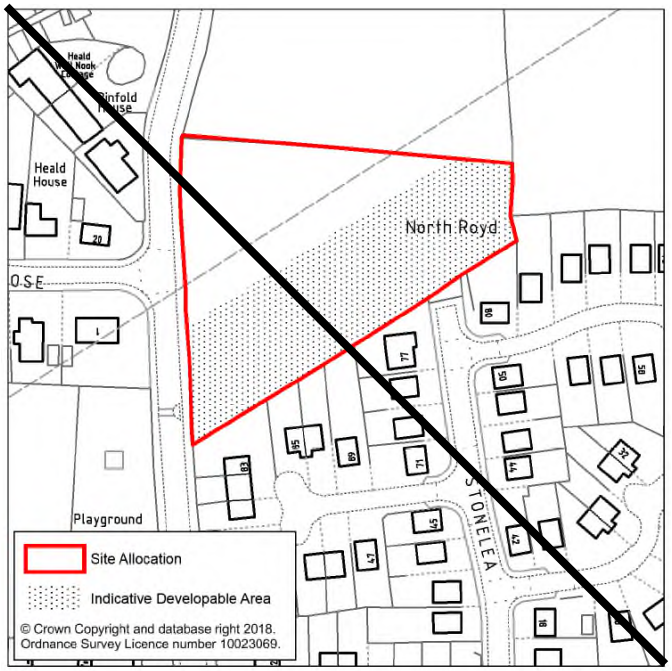
Housing allocations Ripponden

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings

MM288	160	LP0938		Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

			 Site Area (ha) ~~0.53~~ *0.38* **Constraints:** ~~- Less than 2km from South Pennines SPA/SCA/SSSI~~ *- Site is within 2.5km of the SPA/SAC* - Site lies within Wildlife Habitat Network - Presence of Principal Habitat of Importance on site (lowland mixed deciduous woodland) - Wildlife Habitat Network - Heritage asset in close proximity - Grade II The Old Building of Rishworth School &		

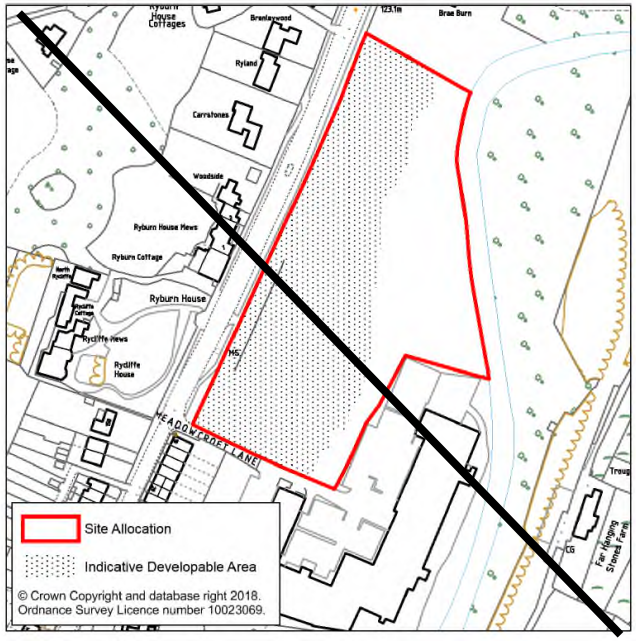
			Grade II listed milestone on western boundary **Reports Required** - Transport Statement *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology* *- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC* - Habitat Regulations Assessment *(HRA)* - *Landscape Impact Assessment* **Site Specific Considerations** - Provision of blue & green infrastructure, including SuDS - Pedestrian crossing point - Right hand turn into the site from the highway - Plant any development with locally native trees - Provide 10m standoff from the waterbodies - ~~Consideration to recommendations provided within the Heritage Impact Assessment~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds* *Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds* *Monitoring of impacts to assess bird use over time*		

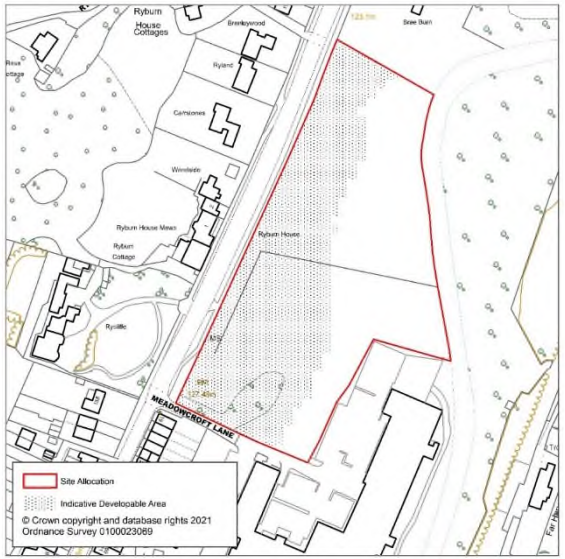
MM289	161	LP1023	Site Area (ha): ~~1.41~~ *1.40* **Site Specific Considerations** - Consider surface water flood risk in design and layout of scheme - Leave a 10m buffer zone adjacent to the water course. Plant with locally native woodland. Minimise light pollution and other disturbance to water course - ~~Consideration of recommendations provided with the HIA.~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.*	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM290	162	LP1027		Update	No Change to the SA Site assessment carried out in the SA of the Local Plan Publication Draft 2018

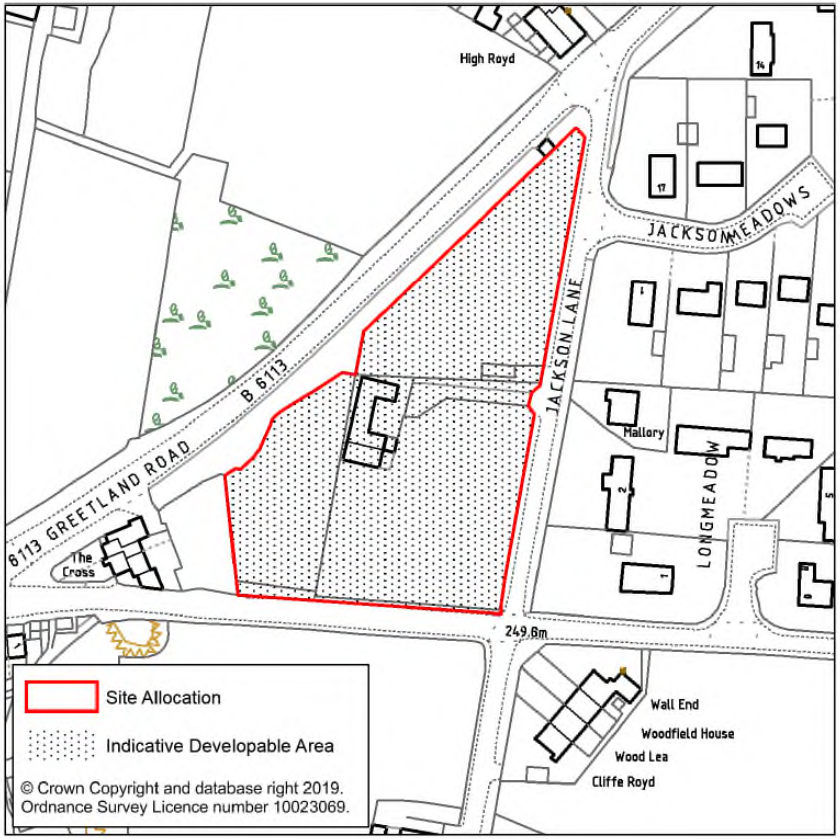
Site Area (ha): ~~0.54~~ *0.55*

Reports Required
- Transport Statement and access design
- Capacity building of existing drainage network
- *Landscape Impact Assessment*

Site Specific Considerations
- *Sensitive design and layout, responding to constraints on the site, taking account of* past planning decisions regarding overhead power lines and residential amenity for neighbouring properties. *Indicative capacity of 12 dwellings is likely to be a maximum.*
- ~~Layout to consider~~

			Provision of SuDS		
MM291	163	LP1224		Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

			 Indicative Developable Area: ~~1.18~~ *1.02* Indicative Density: ~~25~~ 24 Indicative Capacity: ~~30~~ *24* **Reports Required** - Transport Assessment/Travel Plan and scheme - Flood Risk Assessment~~, to consider layout and design to avoid development in Flood Zones 2 and 3.~~ *to include site specific Hydraulic Modelling.* - *Emergency Access and egress plans must be provided to the LPA for consideration and agreement.* - Hydrological Assessment - Land Stability Report **Site Specific Considerations** - Provision of blue and green infrastructure such as SuDS - Realignment of retaining wall of the adjacent area of the development - Consider impact on ecology - avoid disturbance and light pollution over the river, and		

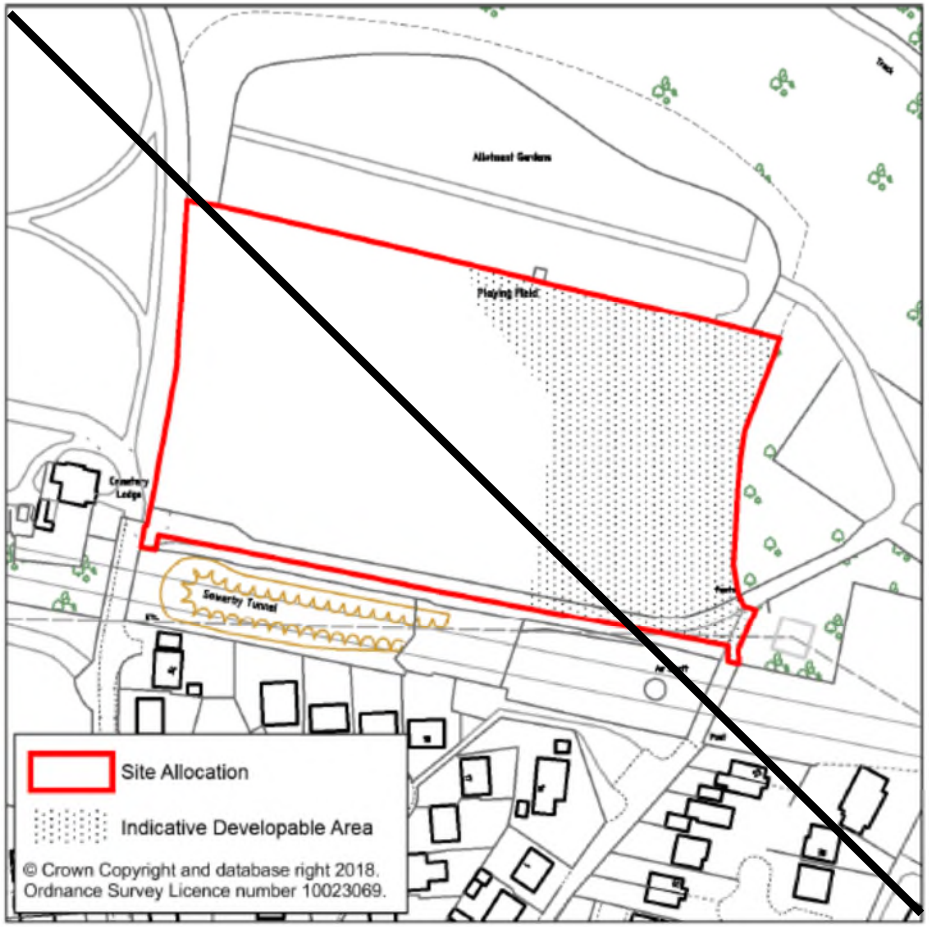
			retain the tree cover on the site, and provide buffer of 10m from the river - Retention of the stone boundary wall should be sought wherever possible. - Retention of the trees should be sought wherever possible - Consider provision of a buffer between residential uses and nearby employment uses - *No more vulnerable or highly vulnerable uses to be located on the ground floor*		
MM292	**CC39**: 38	LP1602	***LP1602 Barkisland Cross, Jackson Lane, Barkisland, HX4 0HE***  ***Site Area:*** *0.76*	Clarification	SA of additional site carried out – See Appendix 4C

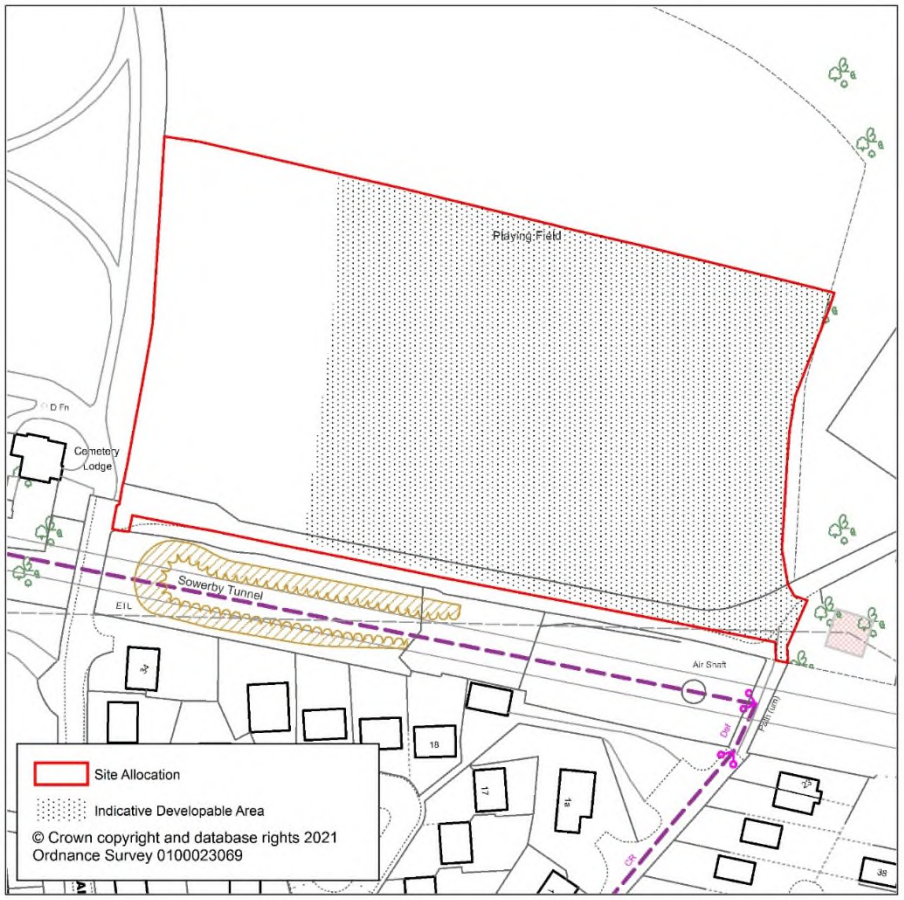
			Indicative developable site area: *0.76* ***Indicative density:*** *32* ***Indicative capacity:*** *24* ***Land type:*** *Greenfield* ***Ownership:*** *Private* ***Constraints*** *- Special Landscape Area* *- Potential habitat for bats* ***Reports required*** *- Transport Statement, Access design and design of mitigation on network* *- Bat Survey* *- Surface water/drainage network assessment* *- Landscape Impact Assessment* ***Site Specific Considerations*** *- Green and blue Infrastructure on site such as SuDS and green roofs* *- Planting species rich locally native hedgerows on the boundaries.* *- Consider the impact on visual amenity currently provided by the site* *- Retention of the stone boundary walls should be sought wherever possible* *- Ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt*		

Housing allocations Sowerby Bridge

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason for change	Implications for previous SA Findings
MM293	164	LP0044	Site Area (ha): ~~2.95~~ *2.94* Indicative developable site area: ~~2.95~~ *2.94* **Site Specific Considerations** - Provision of SuDS and drainage network capacity building assessment including identification of impacts - Plant native species-rich hedgerows on all boundaries - Retain ~~boundary~~ trees *within the site and along its boundary,* and incorporate into landscaping/provide 10m buffer - Consider the impact on visual amenity currently provided by the site - Have regard to West Yorkshire Low Emission Strategy - A site specific policy would be required to create a strong and defensible boundary between the allocation for housing and the Green Belt	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM294	165	LP0287	Indicative developable site area: ~~0.73~~ 0.84 **Indicative density (dph):** ~~11~~ *12* **Indicative capacity:** ~~8~~ *10*	Correction / update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017
MM295	166	LP0435	**Constraints** - Haugh End House - Grade II* Listed, Old Haugh End and Old Haugh End Cottage; Haugh End Farmhouse - Grade II Listed, and Brockwell Gate - Grade II Listed - Site access - Road traffic noise - Proximity to Sowerby Bridge Air Quality Management Area	Update	No Change to the SA Site assessment carried out in the SA of

			- Proximity to waste site EAWML 65545 (Calder Valley Skip Hire Ltd). **Site Specific Considerations** - Provision of SuDS, and green infrastructure to reduce run off and provide storm water storage. - Plant native species-rich hedgerows on boundaries. - ~~Consideration to recommendations provided within the HIA.~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* - Consider recommendations of the West Yorkshire Low Emission Strategy		the Local Plan 2017
MM296	167	LP0438	**Site Specific Considerations** - Mitigation at St Peter's Ave / Town Gate junction subject to junction assessments. - Provision of SuDS and green infrastructure to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off. - Provide 10m buffer around trees and plant with native shrubs and remove all Wildlife Habitat Network from developable area. - Plant native species-rich hedgerow on SE and SW boundaries. - Retention and repair of the dry stone walls - ~~Consideration to recommendations provided within the HIA.~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* *- The mature tree belts to the east and south of the site shall be retained and enhanced to screen the new development from the nearby Listed Buildings* - Consideration of the West Yorkshire Emission Strategy	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

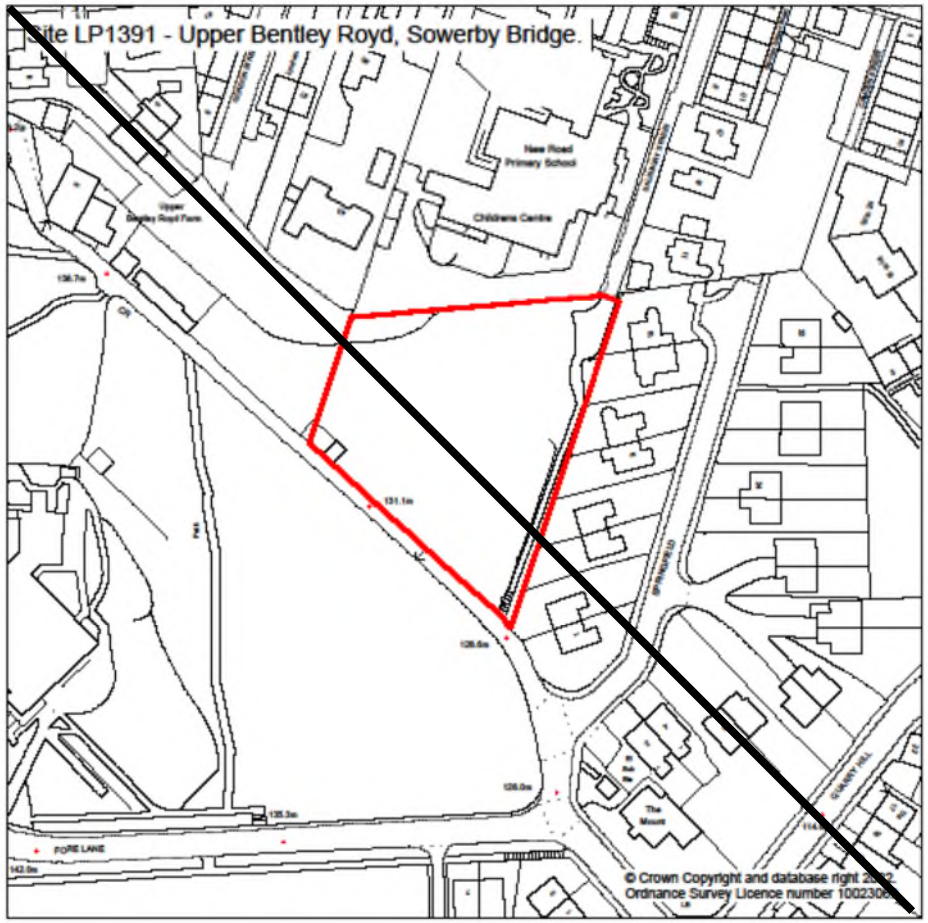
MM297	168	LP1356		Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017 – although there is an increased developable area and resulting capacity, the SA recorded a positive impact against SA1 and this change would not alter the impact. All other impacts remain as recorded against the 2017 SA



Indicative Developable Area: ~~0.45~~ *0.86*
Indicative Density: ~~23~~ *37*
Indicative Capacity: ~~10~~ *32*

Reports Required

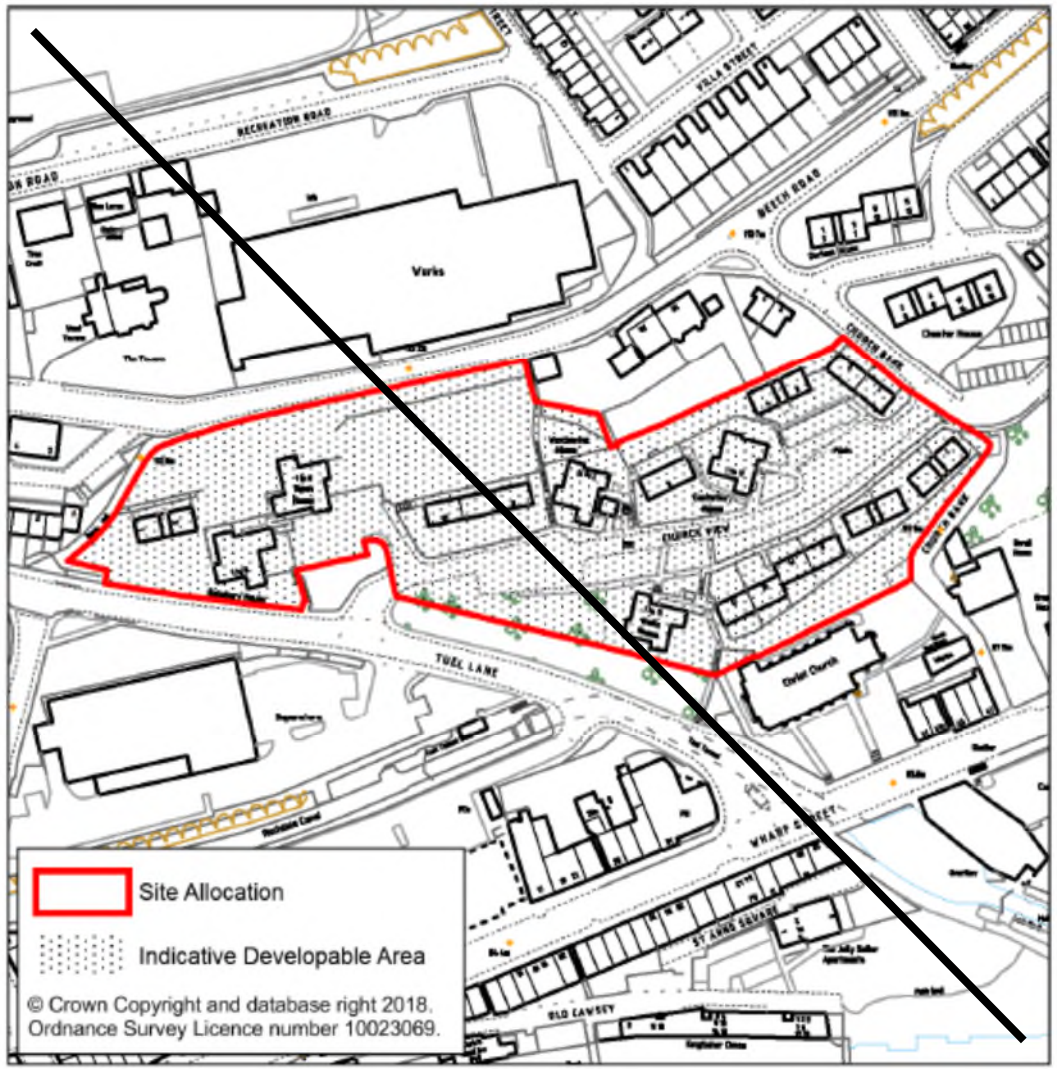
			- Transport Assessment - Flood Risk Assessment *- Heritage Impact Assessment* **Site Specific Considerations** - Provision of SuDS - Reprovision of equivalent or better quantity or quality pitches would be required - *Improvements to other open space in the area should be carried out prior to development. These could include facility improvements at the Hollins Mill Leisure Park.* - *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* *- Should the historic cemetery gate piers and gate be required to be relocated as part of the access arrangements, they will be expected to be retained, appropriately repositioned and repaired, so that they continue to form the main access to the cemetery. Any such work should be undertaken alongside the construction of the site access to LP1356. The applicant shall detail within their Heritage Impact Assessment the justification and mitigation measures proposed to minimise the harm to the heritage asset. These shall be agreed by the Local Planning Authority.*		
MM298	169	LP1391	**Site removed from Local Plan** **Upper Bentley Royd, Sowerby Bridge**	Update This site is not available for residential development	Deleted Site – Updated SA of allocations policy SD7 carried out to consider amended list of sites; see Appendix 4C

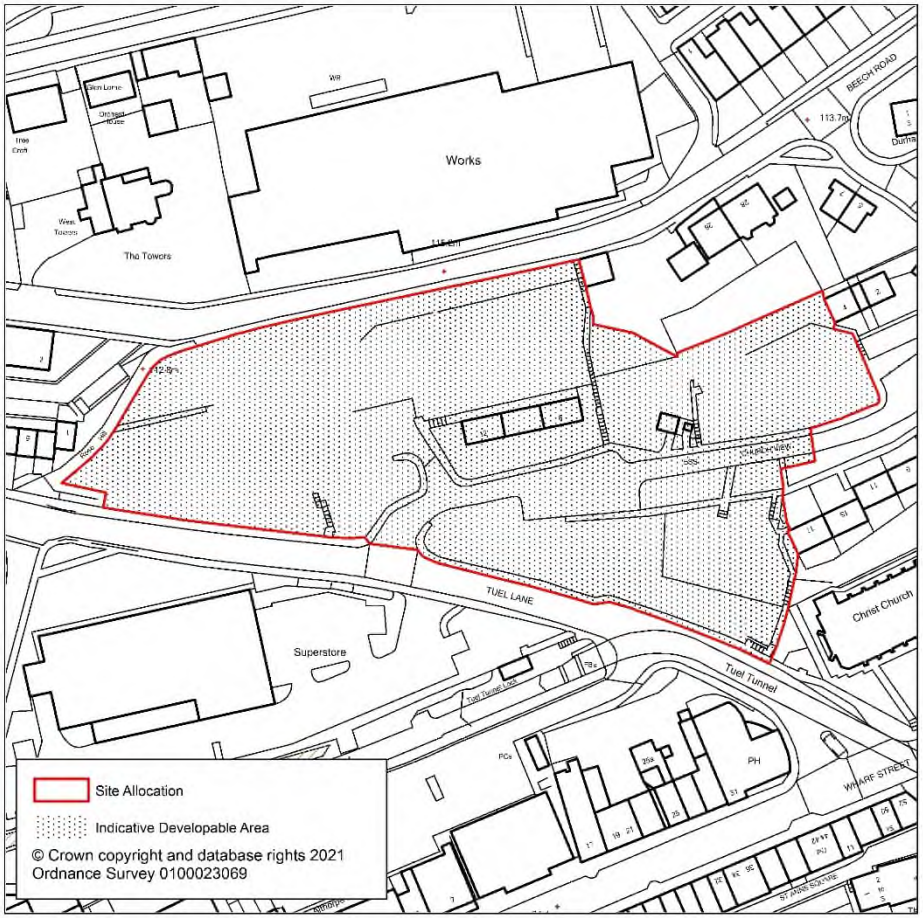
			 ~~**Site area (ha): 0.40**~~ ~~**Indicative developable area: 0.40**~~ ~~**Indicative density (dph): 50**~~ ~~**Indicative capacity: 20**~~ ~~**Land Type: Greenfield**~~		

			~~**Ownership: Public**~~ ~~**Constraints:**~~ ~~- potential increase in surface water run-off~~ ~~- Site access via Salisbury Street which is a narrow access~~ ~~- Adjacent to Wildlife Habitat Network~~ ~~- Right of Way~~ ~~**Reports Required:**~~ ~~- Evaluation of existing drainage network~~ ~~- Transport Statement~~ ~~**Site Specific Considerations:**~~ ~~- Provision of SuDS and green infrastructure to reduce infilitratio and provide storage for storm water run-off~~ ~~- Mitigation to restrict speeds close to school~~ ~~- Retain existing trees~~ ~~- Plant species rich native hedgerows on boundaries~~ ~~Consider the impact on the footpath~~		
MM299	170	LP1398	**Site Area (ha)** ~~4.11~~ *4.10* **Indicative developable site area** ~~2.90~~ *2.89* **Constraints** - Right of Way (Sowerby Bridge 098) ~~- Third party land to achieve suitable access~~ - Adjacent to Wildlife Habitat Network - Listed Buildings - Brockwell House and Brockwell Cottage (Grade II) to the south and east, and Bullace Trees Cottage (Grade II) to the south - Air quality and the impact of additional road traffic taken cumulatively - Proximity to Ryburn Valley High School - Tree Preservation Orders - Loss of natural and semi natural urban green space *- Proximity to waste site EAWML 65545 (Calder Valley Skip Hire Ltd).* **Site Specific Considerations** - Provision of SuDS and green infrastructure to increase infiltration	Update / Correction	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

			~~- Third party land required to achieve suitable access~~ - Excluding 20m buffer on southern and western edges and retaining a 20m buffer of trees across the centre of the site. - Plant areas outside developable area with native shrubs and trees and manage as woodland. - The impact of development on the open character of the area and its visual amenity should be assessed - Consider the impact on visual amenity currently provided by the site. - High quality open space facilities should be provided on site as part of any development to help rectify current deficiencies. - ~~Mitigation against loss of open space, for example, enhancing existing areas of natural open space or providing new facilities.~~ - Retain existing trees, including those to east and north - Retain and repair the stone boundary wall to the south - ~~Consideration to recommendations provided within the HIA~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* - Air quality and the impact of additional road traffic taken cumulatively - Regard should be had to the West Yorkshire Emission Strategy - Proximity to Ryburn High School and impacts should be considered - Third party land agreements need to be confirmed *- Site requires masterplanning in accordance with Policy IM7.*		
MM300	172	LP1412	**Indicative Density: ~~30~~ *64*** **Indicative Capacity: ~~8~~ *18*** **Constraints** - Site access would require significant earthworks - Wildlife Habitat Network - Listed Buildings - Brockwell House and Brockwell Cottage (Grade II) to the north, and Bullace Trees Cottage (Grade II) to the south - Air quality and the impact of additional road traffic taken cumulatively - Tree Preservation Orders - Loss of natural and semi natural urban green space	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

			- Road noise *- Proximity to waste site EAWML 65545 (Calder Valley Skip Hire Ltd).* **Site Specific Considerations** - Provision of SuDS - Provide a 20m buffer on the southern boundary - Plant areas outside developable area with native shrubs and trees and manage as woodland - The impact of development on the open character of the area and its visual amenity should be assessed - Mitigation against loss of open space, for example, enhancing existing areas of natural open space or providing new facilities - Retain existing trees, including those to east and north - Retain and repair the stone boundary wall to the south - ~~Consideration to recommendations provided within the HIA~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* - Have regard to the West Yorkshire Low Emission Strategy		
MM301	173	LP1415	**Constraints** - Site access - changes in levels likely to be mean dual access from Walker Lane and Wakefield Road - Within Sowerby Bridge Air Quality Management Area - Noise (road traffic and industrial) *- Proximity to waste site EAWML 65545 (Calder Valley Skip Hire Ltd).*	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

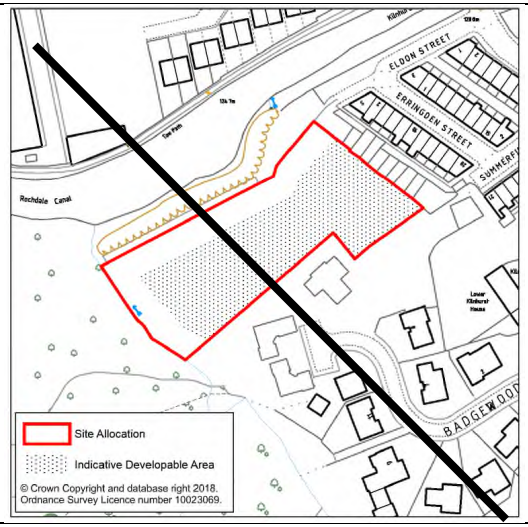
MM302	174	LP1654		Update / correction / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan Publication Draft 2018 – change in site area due to planning permission. The reduced area does not affect any of the impacts identified in the 2018 SA



Site Area (ha): ~~1.51~~ *1.22*
Indicative Developable Area: ~~1.51~~ *1.22*
Indicative Density: ~~29~~ *21*
Indicative Capacity: 44 *26*

			Site Specific Considerations - Provision of SuDS - Consideration to West Yorkshire Low Emission Strategy - ~~Consideration to recommendations provided within the HIA~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* - ~~Consider impact of loss of open space~~ *- Improvements to other open space in the area should be carried out prior to development. These could include facility improvements at Beech Recreation Ground or Crow Wood Park.* *- Site requires masterplanning in accordance with Policy IM7.*		
MM303	175	LP1655	**Indicative density (dph):** ~~30~~ *42* **Indicative capacity:** ~~22~~ *30* **Site Specific Considerations** - Parking restrictions may be required on Wood Croft - ~~Consideration to recommendations provided within the HIA.~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* - Predetermination Archaeological Evaluation - Retention of lowland mixed deciduous woodland on perimeter of the site - ~~Consider loss of open space~~ *- Development proposals should include suitable mitigation to compensate for the loss of existing on-site open space.*	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan Publication Draft 2018

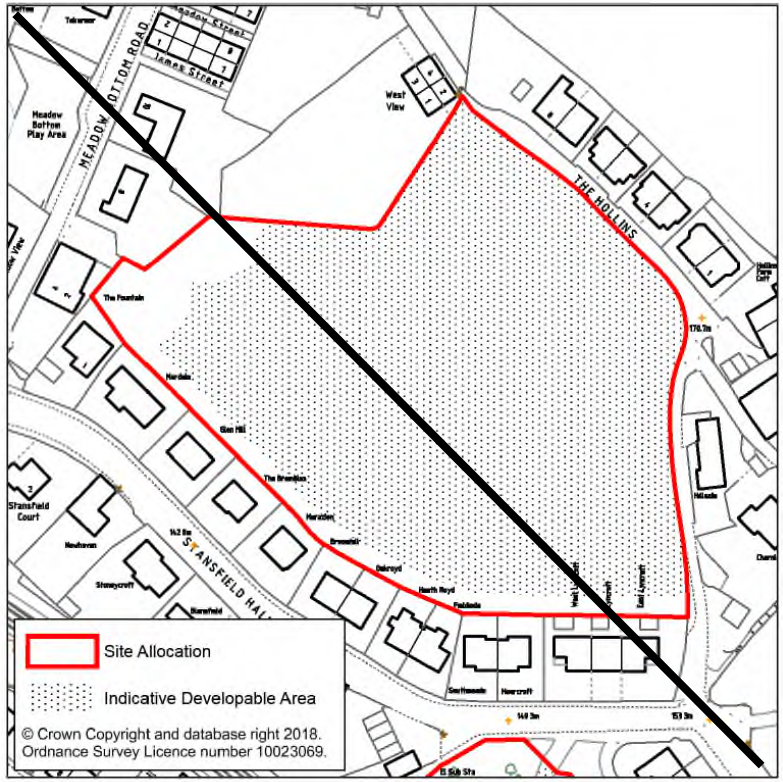
Housing allocations Todmorden

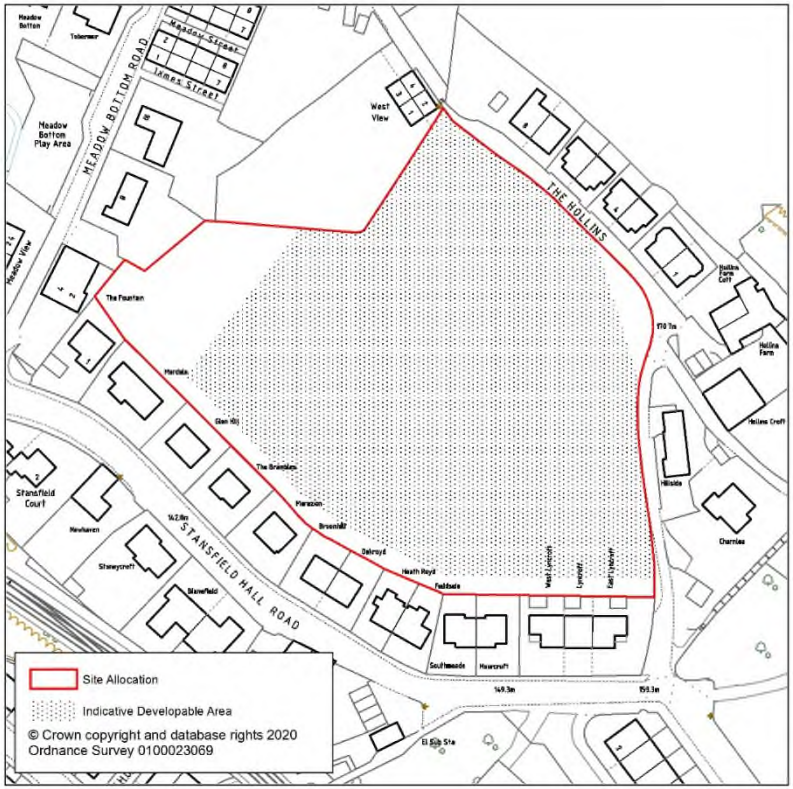
Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
MM304	176	LP0053		Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			 Site Area (ha): ~~0.43~~ *0.37* Indicative developable site area: ~~0.43~~ *0.37* **Indicative Density: ~~45~~ *46*** **Indicative Capacity: ~~13~~ *11*** **Constraints:** - Possible Land Contamination *- Site is within 2.5km of the SPA/SAC* **Reports required:** - Transport Assessment, and proposals to upgrade Fir Street in vicinity of site access - Contaminated Land Assessment.		

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			- Habitat Regulations Assessment (informed by ornithological surveys to include nocturnal golden plover surveys). - Flood Risk Assessment to include consideration of layout and design - *Landscape Impact Assessment* *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology* *- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC* *- Habitat Regulations Assessment (HRA)* **Site Specific Considerations** - Provision of SuDS. - 10m buffer provided to south, west boundaries to be planted with native trees and shrubs - Minimise light pollution and disturbance onto the canal - Implement bat sensitive lighting scheme *- Development proposals should include the creation or enhancement of other open space.* *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds* *Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds* *Monitoring of impacts to assess bird use over time*		
MM305	177	LP0635	**Constraints:** - Possible Land Contamination - Lowland mixed deciduous woodland - UK BAP Priority Habitat	Clarification	No Change to the SA Site

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			- Wildlife Habitat Network - ~~Less than 1km to South Pennine Moors SPA/SAC/SSSI~~ - *Site is within 2.5km of the SPA/SAC* **Reports required:** - Transport Assessment, and proposals to upgrade Fir Street in vicinity of site access - Contaminated Land Assessment. - Flood Risk Assessment to include consideration of layout and design ~~- Habitat Regulations Assessment (informed by ornithological surveys to include nocturnal golden plover surveys).~~ *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology* *- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC* *- Habitat Regulations Assessment (HRA)* **Site specific considerations:** - Provision of SuDS through green and blue infrastructure - 10m buffer to be provided on the west boundary to include felling of existing conifers and replanting with native trees and shrubs. - Plant species-rich native hedgerows be provided on north, south and east boundaries - Upgrading of Fir Street to provide a surface to adoptable standard and provision of footpath into the site *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved*		assessment carried out in the SA of the Local Plan 2017

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			management to ensure use by SPA birds *Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds* *Monitoring of impacts to assess bird use over time*		
MM306	178	LP0640		Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			 Site Area (ha): ~~1.33~~ *1.32* Indicative Developable Area: ~~1.17~~ *1.09* Indicative Density: ~~45~~ *30* Indicative Capacity: ~~53~~ *33* **Constraints**		

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			- Pluvial Flood Risk (potential to increase surface water flood risk). - Lowland Mixed Deciduous Woodland. - Fountain Public House, Hollins Farmhouse (Grade II Listed Buildings). ~~- Increased recreational pressure on European Sites (SPA/SAC/SSSI).~~ *- Site is within 2.5km of the SPA/SAC* - Highway issues - Improvements needed on Victoria Road and the Hollins. *- Unstable Land* **Reports Required** - Flood Risk Assessment*, to include:* • *Flood risk hydraulic modelling of Oak Hill Clough* • *Specific consideration being given to impacts from historic flooding, such as recent flood events in Calderdale* • *Following a sequential approach to the layout of the site – i.e.locating development in areas of least flood risk* - ~~Hydrological Assessment~~ - Transport Assessment- detailing pedestrian connectivity and parking on approach roads *- Land Stability Report* *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology* *- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC* *- Habitat Regulations Assessment (HRA)* **Site Specific Considerations** - Provision of SuDS. - 5m buffer of native shrubs to be planted on the southern boundary. - Native trees and shrubs to be planted and non native species removed on the Western boundary. - Removal of Lowland Mixed Deciduous Woodland from Developable Area. - ~~Consideration to recommendations provided within the HIA.~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation*		

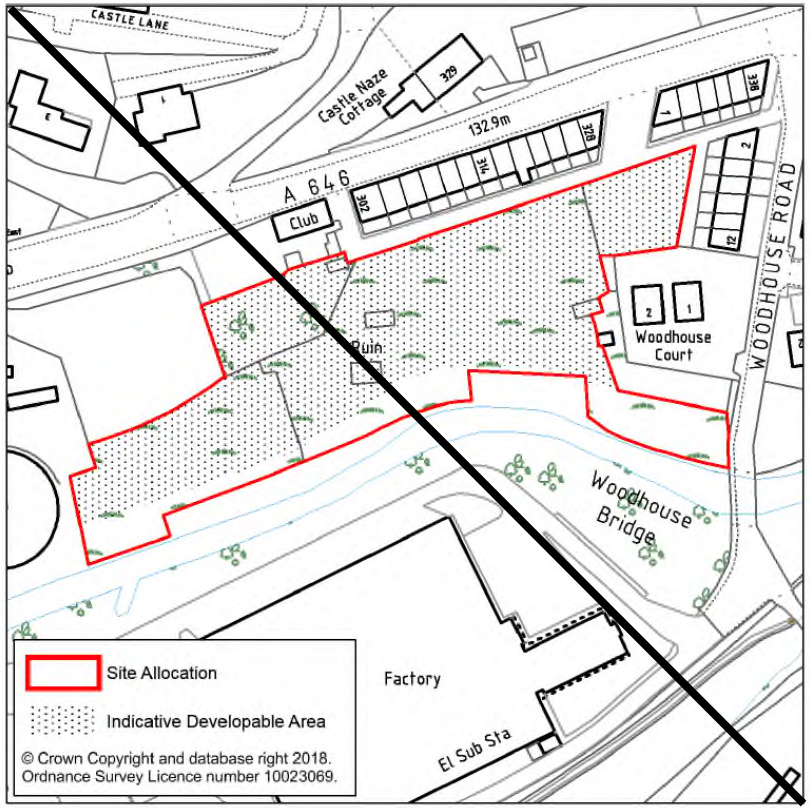
Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings. - Improvements to Victoria Road and The Hollins. *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds* *Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds* *Monitoring of impacts to assess bird use over time*		
MM307	179	LP0651	**Constraints:** - Fluvial and Pluvial Flood Risk - Site access requiring significant works - Noise from adjacent Railway ~~- 2km from the South Pennine Moors SPA/SAC/SSSI~~ *- Site is within 2.5km of the SPA/SAC* - Lowland mixed deciduous woodland - UK BAP Priority Habitat - Rights of Way (Todmorden 094 & 192) **Reports required:** - Flood Risk Assessment, including Hydrological Assessment. - Transport Assessment and Travel Plan - Feasible layout based on Topographical Survey - Noise Impact assessment - Land Stability Report *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey*	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017 - SA9'To Protect and Enhance Biodiversity and Geodiversity' updated to

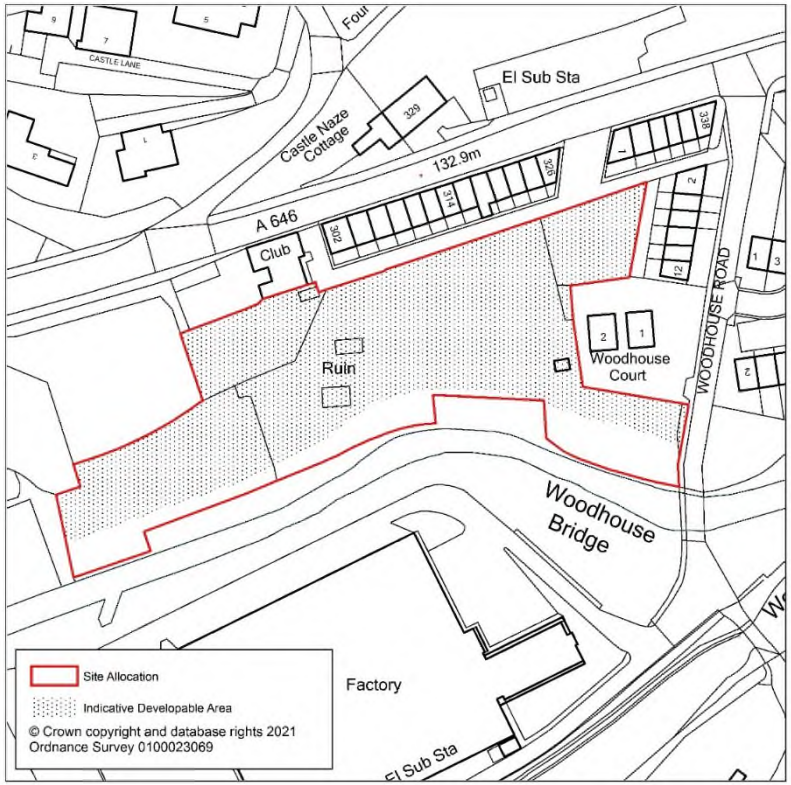
Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			Methodology" by West Yorkshire Ecology *- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC* *- Habitat Regulations Assessment (HRA)* **Site Specific Considerations** - Provision of SuDS through green and blue infrastructure, to be managed for biodiversity - Retain mature trees and retain and restore hedgerows. - Provision of 10m buffer by boundary trees. - Public Right of Way and Historic Rights of Way to be safeguarded - *Access to be provided via upgrades to Keswick Close.* - ~~Potential upgrading of Stoney Royd Lane to adoptable standards~~ *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds* *Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds* *Monitoring of impacts to assess bird use over time*		refer to being within 2.5km of the SPA/SAC – but this did not change the overall impact against the SA objective nor was there any overall change to SA carried out in 2017
MM308	180	LP0658	Site Area (ha): ~~0.4~~ *0.50* Indicative developable site area: ~~0.47~~ *0.50* **Indicative density (dph):** ~~52~~ *44* **Indicative capacity*:*** ~~24~~ *22* **Constraints:** - Highway Constraints.	Update	No Change to the SA Site assessment carried out in the SA of

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			- Unstable Land. - Possible Contaminated Land - Road Traffic Noise - Pluvial Flood Risk. *- Site is within 2.5km of the SPA/SAC* **Reports required:** - Hydrological Assessment. - Transport Assessment. - Noise Impact assessment. - Contaminated Land assessment. - Land Stability Report. *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology* *- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC* *- Habitat Regulations Assessment (HRA*) **Site specific considerations:** - Provision of SuDS *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds* *Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds* *Monitoring of impacts to assess bird use over time*		the Local Plan 2017

Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 'Site Allocations Supporting Information'

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
MM309	181	LP0659		Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017


CASTLE LANE
Castle Naze Cottage
329
132.9m
A 646
Club
WOODHOUSE ROAD
Woodhouse Court
Ruin
Woodhouse Bridge
Factory
El Sub Sta
Site Allocation
Indicative Developable Area
© Crown Copyright and database right 2018.
Ordnance Survey Licence number 10023069.

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			 Site Area: ~~0.58~~ *0.61* Indicative Developable Area: ~~0.48~~ *0.51* Indicative Density: ~~36~~ *33* **Constraints:**		

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			- Fluvial and Pluvial Flood Risk. - Constrained access due to existing dwellings and topography ~~- Proximity to South Pennine Moors SPA/SAC/SSSI~~ *- Site is within 2.5km of the SPA/SAC* - Adjacent to River Calder - UK BAP Priority Habitat - Bats and otters **Reports Required** - Flood Risk Assessment, to include~~ consideration of layout and design~~*:* • *Flood risk hydraulic modelling* • *Emergency Access and egress plans (to be provided to the LPA for consideration and agreement with the Council's emergency planners)* • *Specific consideration being given to impacts from historic flooding, such as recent flood events in Calderdale* • *Specification for sites contained in flood zones 2 and 3 that any more or highly vulnerable uses may not be permitted on the ground floor* • *Following a sequential approach to the layout of the site – i.e.locating development in areas of least flood risk* - ~~Hydrological Assessment~~ - Transport Assessment (Access Design and topographical survey). *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology* *- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC* - Habitat Regulations Assessment *(HRA)* **Site specific considerations:** - Provision of a 10m buffer adjacent to river planted with native trees and shrubs - Prevent disturbance through light spillage - Provision of SuDS through green and blue infrastructure - Consider proximity to the industrial use to the south		

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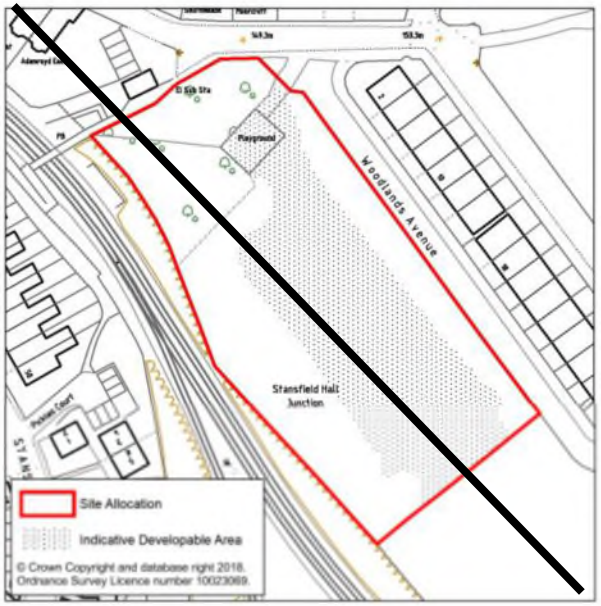
Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			- Ensure that adverse effects on the integrity of the SPA and SAC are avoided. *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds* *Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds* *Monitoring of impacts to assess bird use over time*		
MM310	182	LP0901	**Site removed from Local Plan** ~~**Land off Woodlands Avenue, Todmorden**~~	Update	Deleted Site – SA carried out on SD7 which will consider the impact of the deleted allocations – See Appendix 4C

Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 'Site Allocations Supporting Information'

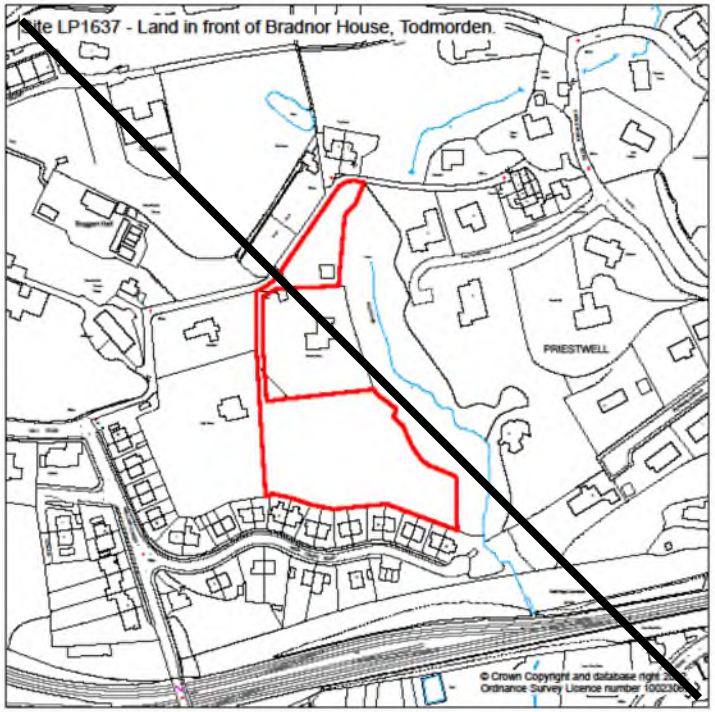
Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			 ~~Site area (Ha): 0.73~~ ~~Indicative developable site area: 0.32~~ ~~Indicative density (dph): 50~~ ~~Indicative capacity: 16~~ ~~Land type: Greenfield~~ ~~Ownership: Public~~ ~~Constraints~~ ~~- Loss of Open Space.~~		

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			~~- Lowland mixed deciduous woodland - UK BAP Priority Habitat~~ ~~- Within consultation zone for South Pennine Moors SPA/SAC/SSSI~~ ~~- Wildlife Habitat Network~~ ~~- Noise from railway~~ ~~Reports required~~ ~~- Habitat Regulations Assessment~~ ~~- Transport Statement~~ ~~- Noise Impact Assessment~~ ~~Site Specific Considerations~~ ~~- Remove Lowland Mixed Deciduous Woodland from Developable Area.~~ ~~- Provision of improved play area and flat kick about area on the adjacent site (LP0902). Pedestrian access to the site should be provided through LP0901 to minimise the impact of moving the facilities to users approaching from the pedestrian railway bridge.~~ ~~- Provision of SuDS~~		
MM311	183	LP0914	**Indicative density (dph):** ~~45~~ *42* **Indicative capacity:** ~~46~~ *43* **Constraints:** - Fluvial and Pluvial Flood Risk. (Walsden Water, Rochdale Canal and Woodbottom Drain) - Highway issues (gradient of the site and circuitous access road alignment required). - Possible land contamination. - Ecological Issues - Rochdale Canal (Wildlife Corridor). - Possible land contamination. - Heritage Assets - two listed structures (Canal Lock Gates). *- Site is within 2.5km of the SPA/SAC* **Reports Required:**	Update / clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			- Flood Risk Assessment. - Hydrological Assessment. - Transport Assessment and Travel Plan. - Topographic Survey. ~~- Ecological Impact Assessment to include bat survey.~~ - Contaminated Land Report. *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology* *- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC* - Habitat Regulations Assessment *(HRA)* **Site Specific Considerations** - Provision of SuDS. - Provision of 10m buffer between site and canal which should be planted with native trees and shrubs. - Development of the site shall include provision for children. - ~~Consideration to recommendations provided within the HIA.~~ *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds* *Timing of works (construction, operation and decommissioning) outside the*		

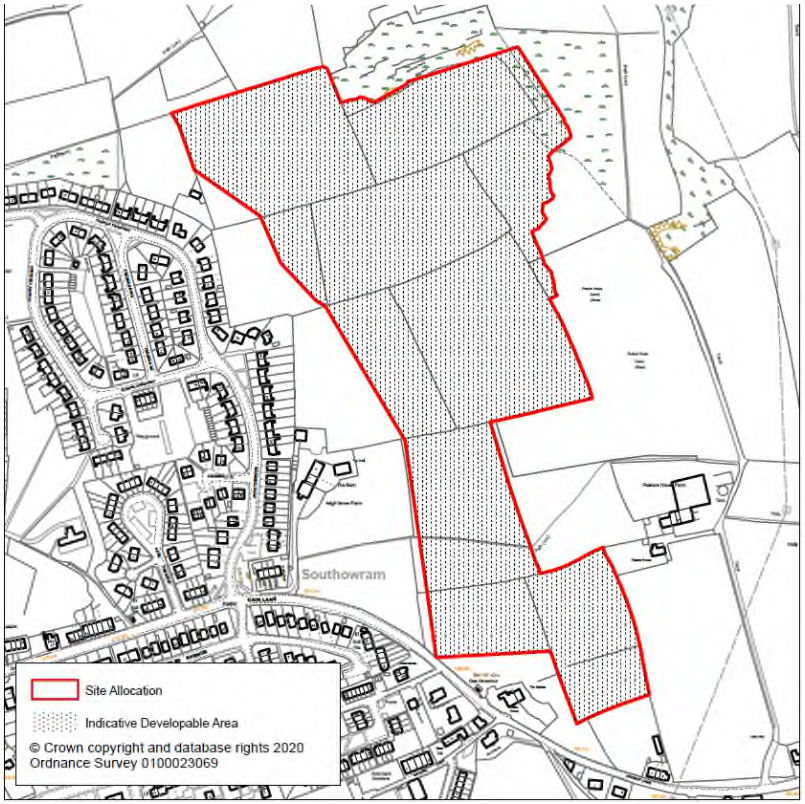
Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			period most frequently used by SPA birds *Monitoring of impacts to assess bird use over time*		
MM312	184	LP1534	**Constraints** - Fluvial (Walsden Water) and Pluvial Flood Risk. - Unstable Land. - Possible Land Contamination. - Ecological Issues - Lowland mixed deciduous woodland (UK BAP Priority habitat), Rochdale Canal and specific species such as otters, bats and birds. - Birks Mill and Birks House - non designated heritage asset. *- Grade II Listed Bridge over Rochdale Canal and Grade II Rochdale Canal Lock 28: Birks Mill Lock* *- Site is located within a groundwater Source Protection Zone 1 (SPZ1) for groundwater abstraction that is used for drinking water needs* *- Site is within 2.5km of the SPA/SAC* **Reports Required** - Flood Risk Assessment. - Hydrological Assessment. *- Hydrogeological (groundwater) Risk Assessment that identifies potential risks to groundwater from the development and identifies mitigation measures* - Transport Assessment. - Bat and otter surveys. ~~- Habitat Regulations Assessment/Ecological Impact Assessment.~~ *- Ornithological Report informed by surveys undertaken according to "SPA Bird Survey Methodology" by West Yorkshire Ecology* *- Ecological Impact Assessment to include a detailed assessment of the impacts on SPA/SAC* *- Habitat Regulations Assessment (HRA)* - Land Stability Report. - Land Contamination Assessment - *Landscape Impact Assessment*	Clarification	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			Site Specific Considerations - Provision of SuDS. - Signage would be needed at the bridge over Birks Mill Lock to give priority to traffic approaching the site from the A6033. - Native tree and shrub planting in area outside developable area. - Bat sensitive lighting scheme. - Provision of a 10m buffer between site and canal which should be planted with native trees and shrubs. - Removal of lowland mixed deciduous woodland (UK BAP Priority habitat) from developable area. *- Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* - Careful consideration will be required in terms of the relationship of new development to the canal, together with scale, layout, design and materials. *- Implementation of mitigation measures identified in the hydrogeological (groundwater) risk assessment.* *- Ensure that adverse effects on the integrity of the SPA and SAC are avoided.* *- Where likely significant effects have not been ruled out:* *Appropriate avoidance and/or mitigation measures to address any identified impacts from the Ecological Impact Assessment in line with GN3 including mitigation for recreational disturbance through the provision of appropriate recreational green space where appropriate.* *Provision of equivalent or greater quantity and quality of replacement habitat on- site (or as a last resort off site within 2.5km) with improved management to ensure use by SPA birds* *Timing of works (construction, operation and decommissioning) outside the period most frequently used by SPA birds* *Monitoring of impacts to assess bird use over time*		
MM313	185	LP1637	**Site removed from Local Plan** ~~**LP1637 Land in front of Bradnor House, Todmorden**~~	Update	Deleted Site – SA carried

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			 ~~**Site area (ha):** 0.66~~ ~~**Indicative developable area:** 0.55~~ ~~**Indicative density (dph):** 45~~ ~~**Indicative capacity:** 25~~ ~~**Land Type:** Greenfield~~ ~~**Ownership:** Private~~ ~~**Constraints:**~~		out on SD7 which will consider the impact of the deleted allocations – See Appendix 4C

Mod Ref	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			~~- Possible Contaminated Land~~ ~~- Third Party Land~~ ~~- Proximity Kiln Clough watercourse~~ ~~- Potential to increase surface water flooding~~ ~~- Historical land drainage~~ ~~- 1.5km to South Pennine Moors SPA/SAC/SSSI~~ ~~- Lowland mixed deciduous woodland – UK BAP Priority Habitat~~ ~~**Reports Required**~~ ~~- Contaminated Land Assessment~~ ~~- Habitats Regulations Assessment~~ ~~- Flood Risk Assessment~~ ~~- Hydrological Assessment, including historical flooding events~~ ~~- Third Party Land control~~ ~~- Transport Statement to include details of widening and/or passing places as well as safe pedestrian routes~~ ~~**Site Specific Considerations**~~ ~~- Provision of SuDS through green and blue infrastructure~~ ~~- Open Space Enhancement~~ ~~- Removal of Lowland Mixed Deciduous Woodland from the indicative capacity~~ ~~- Trees to the boundaries should be retained(wherever possible) and dwellings should be of and appropriate height (two storeys)~~ ~~Third party land agreements need to be confirmed (negotiations underway) for access to the site to be possible~~		

Minerals Sites

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
MM314	186	MS2 *MLP29*	*MLP 29 Pasture House Quarry site a*  *Site Area 11.1ha*	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

Appendix 4 B – Sustainability Appraisal of Main Modifications to the Publication Version of Local Plan Appendix 1 'Site Allocations Supporting Information'

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			Site Specific Constraints - *Green Belt* - *Site overlies Grade 4 agricultural land* - *Proximity of Residential Properties* - *Historic Assets* - *Public Rights of Way* *Site Specific Considerations* - *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* - *Ensure that where working impacts on Public Rights of Way Brighouse 29 and Brighouse 37 appropriate diversions are put in place* - *Implementation of measures to mitigate impacts on any nearby residential properties* - *Reports Required* - *Heritage Statement* - *Landscape Impact Assessment* - *Noise Report* - *Dust Report* - *Restoration Strategy* *Transport Statement*		

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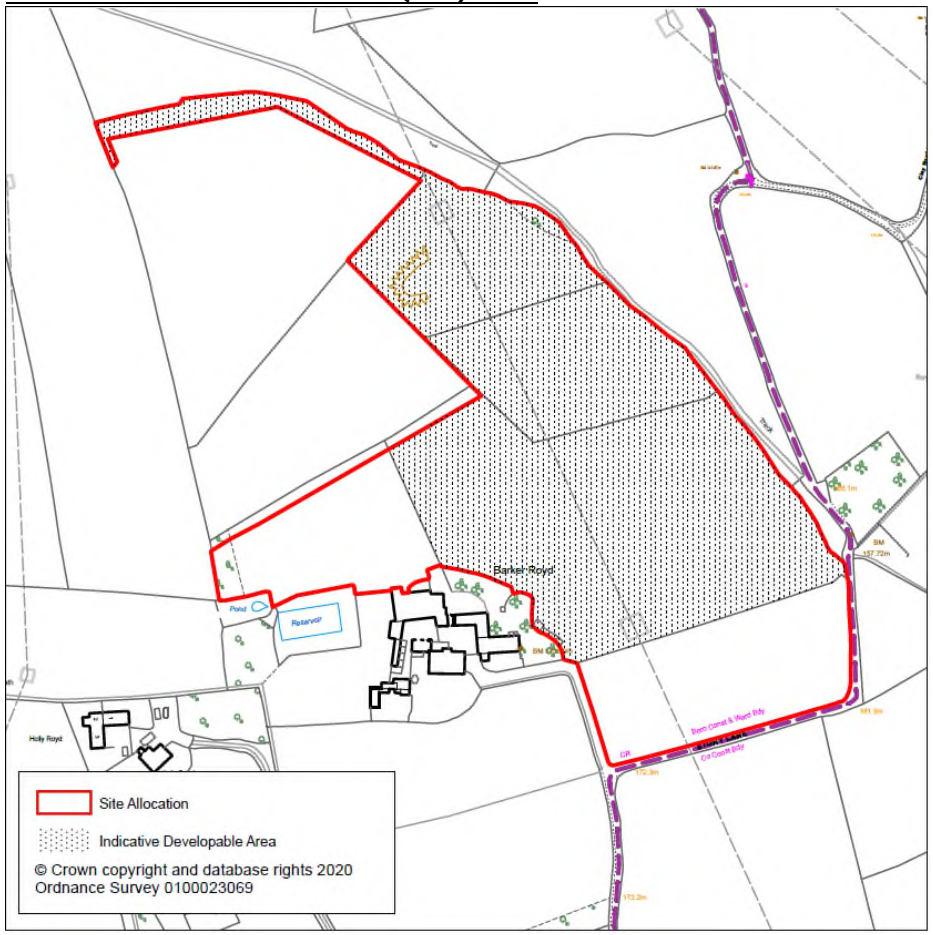
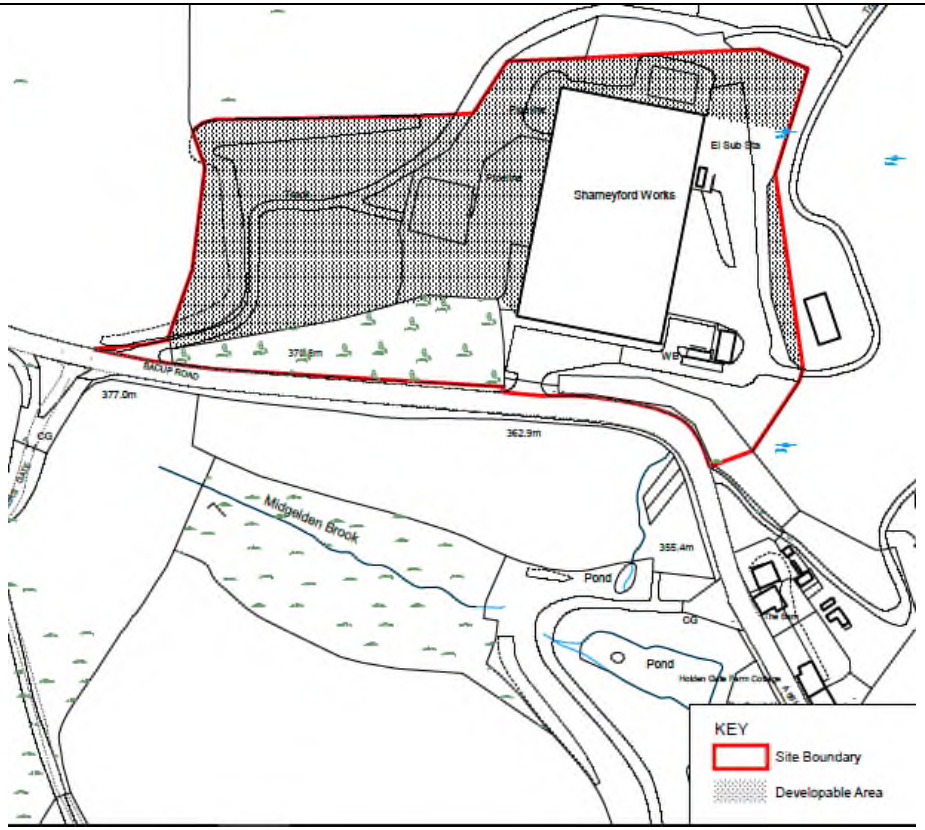
Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
MM315	187	MS2 *MLP30*	***Site number MLP30 Pasture House Quarry Site b***  *Site Area 4.5ha*	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			Indicative Developable Area 2.25ha *Site Specific Constraints* - *Green Belt* - *Site overlies Grade 4 agricultural land* - *Proximity of Residential Properties* - *Historic Assets* - *Public Rights of Way* *Site Specific Considerations* - *Implementation of the recommendations provided in the Heritage Impact Assessment or other suitable mitigation measures agreed by the Local Planning Authority to avoid or minimise the impact on the significance of heritage assets and their settings.* - *Ensure the mineral workings do not restrict the Brighouse 036 and 037 Public Rights of Way that run along the southern and eastern boundary of the site* - *Implementation of measures to mitigate impacts on any nearby residential properties* *Reports Required* - *Heritage Statement* - *Landscape Impact Assessment* - *Noise Report* - *Dust Report* - *Restoration Strategy* - *Transport Statement*		

SA OF MAIN MODIFICATIONS TO PUBLICATION VERSION LOCAL PLAN APPENDIX 1 Waste Sites

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
MM316	200	WA2 *W1*	***W1*** ***Bacup Road Sharneyford, Todmorden***	Update	No Change to the SA Site assessment carried out in the SA of the Local Plan 2017

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			 *Site Area: 3.15ha* *Indicative Developable Site Area:1.48ha*		

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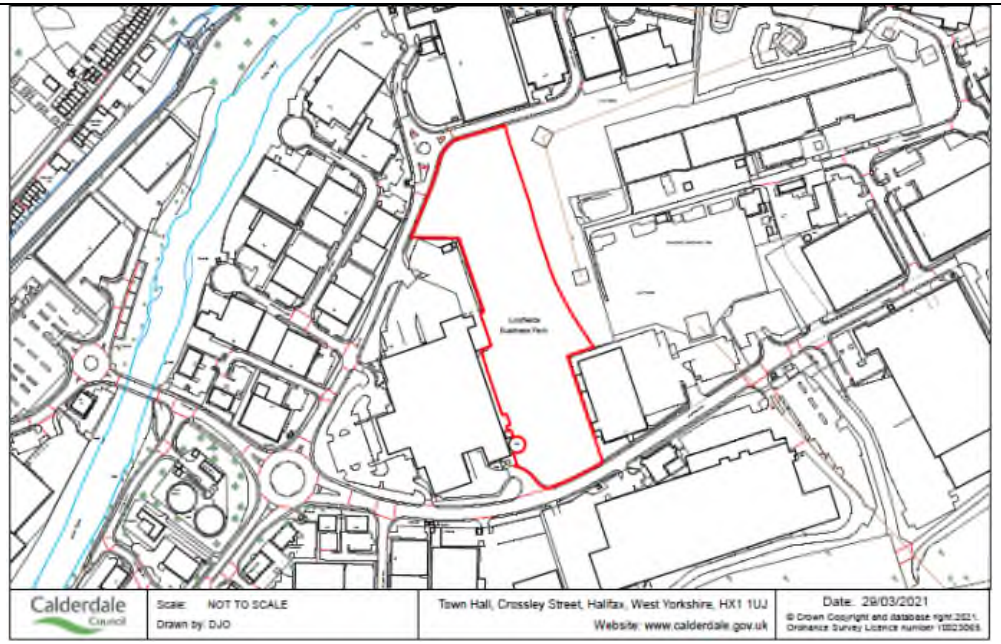
Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			Site Specific Constraints - *Special Landscape Area* - *Area Around Todmorden* - *Calderdale Wildlife Habitat Network* - *Local Geological Site* ***Site Specific Considerations*** - *Native trees and shrubs to be planted along the northern and western boundary.* ***Site Specific Reports*** - *Landscape Impact Assessment* - *Ecological Impact Assessment* *Geological Impact Assessment*		
MM317	200	WA2 *W2*	***Site Number W2*** ***Lacy Way, Lowfields***	Update	See SA of site in CC131 (under previous site ref 133)

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			 *Site Area:2.27ha* *Indicative Developable Site Area: 2.27ha* *Constraints* - *Potential land contamination* - *Multiple ownership* - *Overhead powerlines* - *Potential fluvial flood risk*		

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Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			Site Specific Considerations - *- Possible provision of SuDS* - *Junction improvements* - *Possible land remediation* -		
MM318	200	WA2 *W3*	*W3 Atlas Mill Road*	Update	See SA of site in CC131 (under previous site ref 436)

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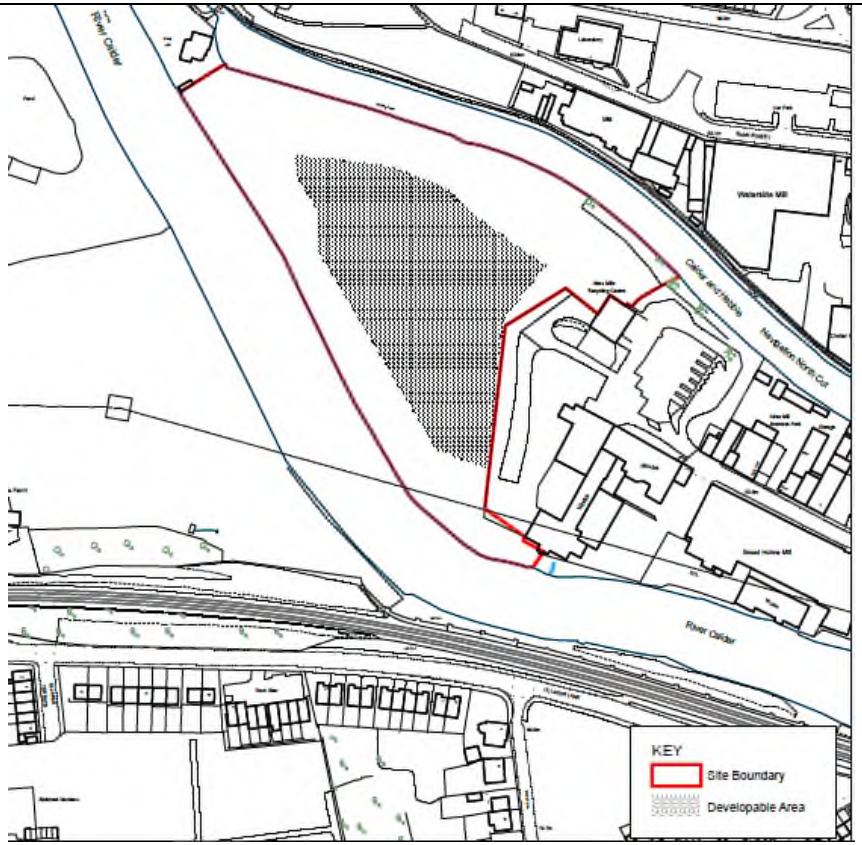
Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			 *Site Area:2.08ha* *Indicative Developable Site Area: 0.8ha*		

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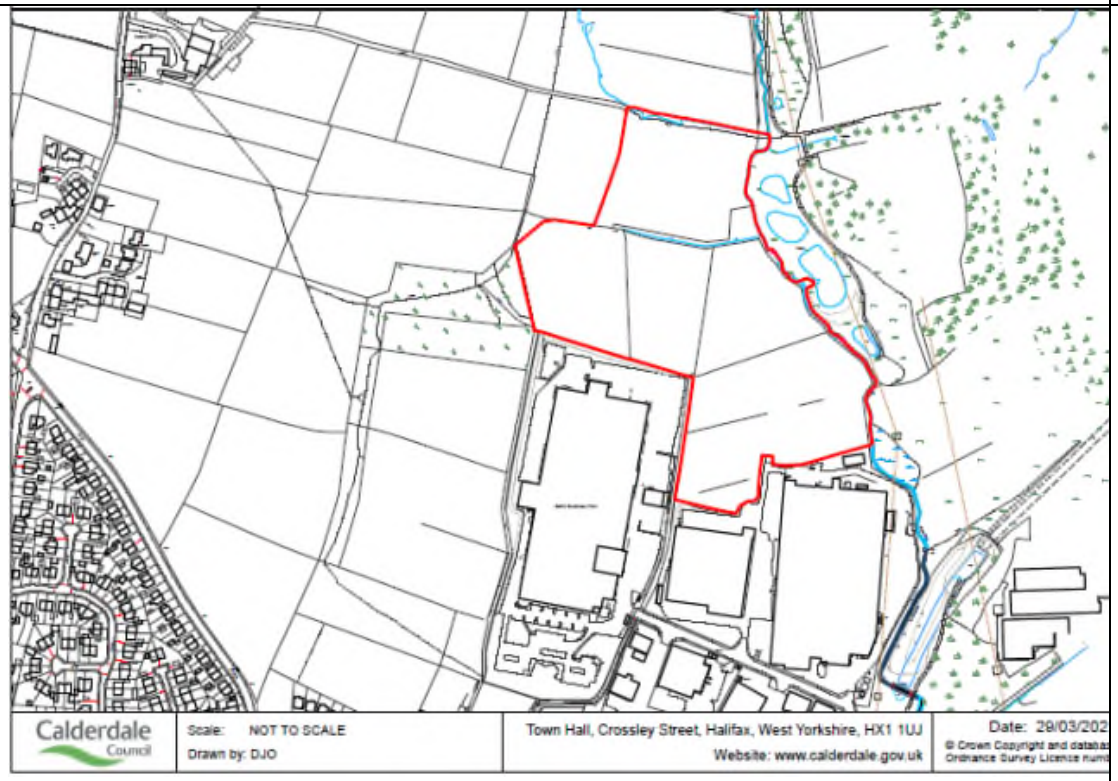
Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			Constraints - *Local Wildlife site Calder and Hebble Navigation to the North of the Site* - *Flood Risk* - *Grade II Ganny Lock* - *Potential Contaminated Land* *Site Specific Considerations* - *Retention of existing Tree Belt surrounding developable area to mitigate Heritage Impact* - *Implement 10m buffer zone between developable area and the tree belt* - *Access Road is within Flood Risk Zone 3* *Reports* - *Flood Risk Assessment* - *Heritage Impact Assessment* - *Ecological Impact Assessment* - *Transport Assessment* - *Protected Species Survey* - *Contaminated land Survey*		
MM319	200	WA2 *W4*	*Site W4 North of Holmfield Industrial Estate (part of New Employment Site LP1219)*	Update	See SA Site Assessment in Appendix 4C

Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			 *Site Area 6.85ha* *Indicative Developable Site Area: Site W4 is proposed as a New Employment Site, site ref LP1219. It is expected that a waste facility would only occupy part of the site, and not the entire site.*		

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Modification Reference	Page	Para/Table/ Box/Policy	Tracked change	Reason	Implications for previous SA Findings
			Site Specific Considerations *- Comprehensive planning of design and layout required with other development sites* *- Possible provision of SuDS* *- Defence line of the water courses and flood resilience & resistance* *- Provide a minimum stand off from the Strines beck of 10m. Augment the habitat corridor by including flood water attenuation wetlands linked to the beck corridor with invert levels set to retain at least 100mm of water. Plant with rich fen habitat.* *- Site requires masterplanning in accordance with Policy IM7.* *Site W4 is proposed as a New Employment Site, site ref LP1219. It is expected that a waste facility would only occupy part of the site, and not the entire site.*		