



Initial Sustainability Appraisal
Review (Addendum Volume 2)

**WAKEFIELD METROPOLITAN
DISTRICT COUNCIL SITE SPECIFIC
PROPOSALS DPD**



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WAKEFIELD METROPOLITAN DISTRICT COUNCIL SITE SPECIFIC PROPOSALS DPD

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WAKEFIELD METROPOLITAN DISTRICT COUNCIL – SITE SPECIFIC POLICIES AND PROPOSALS DPD

INITIAL SUSTAINABILITY APPRAISAL REVIEW (ADDENDUM TO VOLUME 2)

BACKGROUND

Wakefield Metropolitan District Council's (WMDC) Local Development Framework (LDF) forms part of a structured hierarchy of land use development plans in England. It provides detailed objectives and policies to guide development at the District level. The LDF consists of a series of Development Plan Documents (DPDs); one of which is the Site Specific Proposals DPD, which is currently being prepared by the Council and will include land allocations to meet anticipated development needs relating to:

- Housing;
- Employment;
- Mixed Use Development;
- Community, Culture, Leisure and Recreation Facilities; and
- Mineral safeguarded areas.

In January 2006, the Council identified 149 alternative site allocations as potential options for accommodating these development needs within the Wakefield District. These allocations underwent an Initial Sustainability Appraisal Review (Waterman Environmental May 2006). A further 177 alternative site allocations were then identified by the Council. These were reviewed in a second volume Initial Sustainability Appraisal Review (Waterman Environmental August 2007). Since the second Initial Sustainability Appraisal Review, a number of site allocations have been revised with boundaries altered or new sites suggested (15 in total). These new site allocations and revisions have undergone an Initial Sustainability Appraisal Review. Site allocations of less than 1 acre (0.4 hectares) have not been considered.

The Initial Sustainability Appraisal Reviews completed in 2006 and 2007 and this addendum have been used to inform the Council's decision on which allocations to take forward to the preferred options stage.

The Planning and Compulsory Purchase Act 2004 and the Environmental Assessment of Plans and Programmes Regulations 2004 require a Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) to be carried out to assess the environmental, economic and social effects of the Site Specific Policies and Proposals DPD.

An SA Framework was developed during the scoping stage, when the extent of the appraisal was determined, and is included in the Scoping Report, published by Wakefield Metropolitan District Council and Waterman Environmental, in November 2004. The SA Framework consists of 15 Sustainability Objectives which ensure the DPD is assessed against environmental, economic and social criteria. When considered together, the Objectives provide an overall indication of the sustainability of the DPD.

Given the large number of sites, appraising each site against the full SA Framework was deemed inappropriate and unnecessary. Instead, an initial strategic-level review has been carried out, which has enabled less sustainable sites or those which contradict other Council policies, to be easily identified.

The review methodology satisfies the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, and through these, the requirements of European Directive 2001/42/EC, known as the Strategic Environmental Assessment Directive. This document describes the strategic level



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review, which was carried out on behalf of Wakefield Metropolitan District Council by Waterman Environmental and the Centre for Sustainability at TRL Ltd, in May 2008.

METHODOLOGY

The initial strategic-level review comprised a set of twelve criteria, which were derived from the SA Framework. The review criteria provide an abridged version of the economic, social and environmental sustainability principles of the 15 Sustainability Objectives, to ensure consistency in the SA process and with appraisals that have been previously carried out on other Local Development Documents of the LDF. Wakefield Metropolitan District Council and Waterman Environmental regard the methodology of the Sustainability Appraisals carried out to date as compliant with the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, and of European Directive 2001/42/EC.

The criteria, together with the Sustainability Appraisal Objective they are relevant to, are provided below:

- 1) The location of proposed employment sites in relation to areas of deprivation and need (SA1, SA2, SA3);
- 2) The location of proposed housing sites in relation to areas of housing need (SA9);
- 3) The accessibility of employment sites by public transport (SA1, SA5, SA10, SA11);
- 4) The location of housing sites in relation to community facilities including education and healthcare facilities (SA4, SA6, SA7, SA8);
- 5) Whether the site is located within a floodplain (SA11, SA14);
- 6) Whether the site is located within the greenbelt (SA11, SA12);
- 7) The landscape designation of the site (SA11);
- 8) If the site is located within a locally, nationally or internationally designated ecological area (SA12);
- 9) If the site is located within a locally, nationally or internationally designated archaeological site (SA11);
- 10) If the site is on or within the immediate vicinity of locally, nationally or internationally designated heritage site (SA11);
- 11) Whether the site is located on brownfield or greenfield land (SA11, SA15); and
- 12) If the site is located within an Air Quality Management Area (SA13, SA14).

Each site has been assessed against the above criteria with the exception of criterion 7, as there was a lack of data on landscape designations in the District. The criteria have been divided into social and economic, environmental (transport) and environmental (other) sustainability categories, with the results: '✓✓' to indicate a major positive effect or no environmental constraints; '✓' to indicate a minor positive effect or very limited environmental constraints; '-' to indicate a neutral effect or some limited environmental constraints; '✖' to indicate a minor negative effect or several environmental constraints; '✖✖' to indicate a major negative effect or substantial environmental constraints; and '?' to indicate an uncertain effect.



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KEY

Magnitude of Effect	Criteria
Economic	
✓✓	Allocation of employment land of a suitable scale to size of settlement AND in an area falling within the 10% most deprived Super Output Areas (SOA) in terms of employment or income deprivation.
✓	Allocation of employment land of a suitable scale to the size of the settlement AND in an area falling within the 20% most deprived SOAs in terms of employment AND income deprivation. OR Allocation of employment land of a suitable scale to the size of the settlement AND accessible to more than 30% of people in Wakefield. OR Allocation of employment land that is suitable to the size of the settlement AND is location specific, such as river-based activity. OR Indirect benefit from housing allocations of >200 houses in a Principal Service Centre, >100 houses in other Urban Areas, >50 houses in a Local Service Centre or >10 houses in villages.
-	Allocation of employment land of sufficient scale to size of settlement OR in an area falling within the 20% most deprived SOAs in terms of employment OR income deprivation. OR Allocation of land that is unlikely to generate significant employment.
x	Allocation of employment land in an area of no need OR Allocation of a large area of employment within a village.
xx	N/A.
Social	
✓✓	Housing allocation in an area of need as defined by the 'Housing Needs Statement 2005/6' AND identified within the Core Strategy Settlement Hierarchy AND with access to four of the following in a Principal Service Centre, Urban Area or Local Service Centre, or three of the following in a village: employment sites (within 40mins), GPs (within 15 mins), hospitals (within 60mins), senior schools (within 40 mins), primary schools (within 15mins)*. OR Allocation of land for community facilities such as hospitals and schools.
✓	Housing allocation in an area of need as defined by the 'Housing Needs Statement 2005/6' with access to three of the following in a Principal Service Centre, Urban Area or Local Service Centre or two of the following in a village: employment sites (within 40mins), GPs (within 15 mins), hospitals (within 60mins), senior schools (within 40 mins), primary schools (within 15mins)*. OR Allocation of land for culture, leisure and recreational facilities. OR Social benefits associated with allocation of employment land achieving ✓✓ in the economic sector.
-	Housing allocation in an area of need as defined by the 'Housing Needs Statement 2005/6' with access to only one of the following: employment sites (within 40mins), GPs (within 15 mins), hospitals (within 60mins), senior schools (within 40 mins), primary schools (within 15mins). OR



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Magnitude of Effect	Criteria
	Indirect benefit from employment allocations achieving ✓ in the economic sector.
x	>10 houses in a village. OR Housing allocation in an area of no defined need.
xx	>20 houses in a village. OR Housing allocation in an area of no defined need and with poor access to community facilities.
Environmental (Transport)	
✓✓	Employment allocations accessible to more than 30% of the Wakefield population by public transport (within 40 mins) and within 0.5km of a bus stop. OR Housing allocations with access to four of the following: employment sites (within 40mins), GPs (within 15 mins), hospitals (within 60mins), senior schools (within 40 mins), primary schools (within 15mins).
✓	Employment allocations accessible to between 10% and 29.9% of the Wakefield population by public transport (within 40 mins) and within 0.5km of a bus stop. OR Housing allocations with access to three of the following: employment sites (within 40mins), GPs (within 15 mins), hospitals (within 60mins), senior schools (within 40 mins), primary schools (within 15mins).
-	Employment allocations accessible to between 5% and 9.9% of the Wakefield population by public transport (within 40 mins) and within 0.5km of a bus stop. OR Housing allocations with access to at least one of the following: employment sites (within 40mins), GPs (within 15 mins), hospitals (within 60mins), senior schools (within 40 mins), primary schools (within 15mins).
x	Employment allocation in an area accessible to less than 5% of people by public transport. OR Housing allocations with no access to community facilities.
xx	N/A
Environmental (Other)	
✓✓	Brownfield site with no other constraints.
✓	Brownfield site located within the Green Corridor.
-	Brownfield or Greenfield land within the Greenbelt allocated for an acceptable use in accordance with the Core Strategy/Development Control DPD. OR Greenfield Site with no other constraints.
x	Greenfield site located within the Green Corridor. OR Brownfield site located within the Greenbelt not allocated for an acceptable use in accordance with the Core Strategy/Development Control DPD.
xx	Greenfield site located within the Greenbelt (unless the allocation is for uses deemed acceptable in accordance with the Core Strategy/Development Control DPD).



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Magnitude of Effect	Criteria
	<p>OR</p> <p>Brownfield site located within the Greenbelt and Green Corridor (unless the allocation is for uses deemed acceptable in accordance with the Core Strategy/Development Control DPD).</p> <p>OR</p> <p>Site located within a nationally or internationally designated ecological or heritage site.</p>
<p>Where sites are located partly within Strategic Flood Risk Zone 3 or washland, or wholly within a Strategic Flood Risk Area (SFRA) zone 2, the environmental effect is reduced by one level. Where sites are located wholly within SFRA zone 3 or washland, the effect is reduced by two levels, up to a maximum of ××.</p> <p>In some cases, only a small part of the site creates an Environmental (Other) ×× effect. It has been recommended that the boundaries of these sites are revised, or further recommendations will be incorporated at the Preferred Options stage.</p> <p>Where sites are located within an Air Quality Management Area (AQMA) or AQMA buffer, locally designated nature conservation areas, contain a protected species site or a Class II Area of Archaeological Importance, the effect is reduced by one level.</p> <p>It is assumed that the integrity of Listed Buildings and Conservation Areas will be protected in accordance with the Development Control DPD and therefore, their presence within a site allocation does not necessarily reduce the overall effect.</p> <p>With regard to the site allocations for retained open land in built-up areas and PAS areas as greenfield land, these sites have been assessed using a 'reverse environmental methodology' which assumes that the more constraints that exist the better it is to retain the site as greenfield. This methodology does not however score sites with no constraints as having a negative EN score. The lowest score used is neutral ('-').</p>	
<p>Notes</p> <p>Where the actual number of dwellings to be provided on a site is unknown at present, the potential number has been calculated using an average net density of 30 dwellings per hectare.</p> <p>* In accordance with the thresholds set by WMDC for their accessibility review.</p>	

It should be noted that, although the Sustainability Appraisal Review carried out in 2006 was issued for consultation, comments received from consultees on the methodology or findings have not been incorporated into this review and report. This is because Wakefield Metropolitan District Council wants all the site options to undergo the same strategic appraisal process. The comments will, however, be considered at the Preferred Options stage. However, where consultees requested clarifications, these clarifications have been incorporated into the methodology, providing they did not affect the assessment. In addition, new Air Quality Management Areas have been brought into force since the SA Review carried out in 2006. The new AQMAs have been considered in the subsequent SA Reviews.

TESTING THE SITE OPTIONS

All 15 sites have been assessed against the criteria outlined above. A table has been produced which documents the results of, and provides commentary on, the initial strategic-level review and is presented in Appendix A. The results are divided into economic, social, environmental (transport) and environmental (other) criteria for ease of reference. A separate table providing further detailed break down in response to the environmental questions is presented in Appendix B.

As shown in the table above, in some cases, a major positive economic or social effect has a knock-on effect. For example, providing a substantial amount of employment in a deprived area will have a major positive economic effect and a minor positive social effect through the reduction of income and employment deprivation/ unemployment. A large amount of housing in an area with high demand is likely to result in a minor positive economic effect, by attracting people to the area. Environmental effects will not have knock-on economic or social effects; the presence of flood risk zones, washlands, AQMAs, designated or archaeological areas on a site will only have a knock-on environmental effect in so far as they will reduce the overall environmental result of that particular site.



RESULTS OF THE INITIAL STRATEGIC-LEVEL REVIEW OF THE THIRD BATCH OF SITE OPTIONS

The majority of the site allocations are predicted to produce positive social and/or economic effects by making a contribution to housing, community facilities, recreation or employment in areas of need. The only site allocation that has the potential for a negative social impact is Site W60A which proposes a large housing development within a village. The size of the allocation is not considered appropriate to a village and consequently, an adverse social effect is anticipated.

The majority of the allocated sites are well located in terms of public transport accessibility with only one site considered inaccessible to community facilities.

All of the site allocations are either fully or partly on greenfield land and many have a number of other environmental constraints. Three of the sites are located close to a Site of Special Scientific Interest, in an area of high flood risk or in an Air Quality Management Area on 100% greenbelt land. However, the sites allocated as PAS (Open Land) were considered to have a positive environmental effect on the assumption that they remain as greenfield land for the plan period

SUSTAINABILITY APPRAISAL OF THE SITE SPECIFIC PROPOSALS DPD

The next stage of the process will be to identify the Preferred Options, or preferred sites, for the Site Specific Proposals DPD. These will be the sites that perform well against the sustainability criteria, address the key sustainability issues of the District, and which are in accordance with other Council policies.



Appendix A SUSTAINABILITY APPRAISAL REVIEW



APPRAISAL OF THE POTENTIAL SITES

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KEY FOR THE SA MATRICES

Sustainability Aspects

EC Economic sustainability

S Social sustainability

EN (TRA) Transport aspects of environmental sustainability

EN (Other) Other aspects of environmental sustainability

Magnitude

✓✓ Option has a major positive impact or no environmental constraints

✓ Option has a minor positive impact or few environmental constraints

- Option has a neutral impact or some environmental constraints

✗ Option has a minor negative impact or a number of environmental constraints

✗✗ Option has a major negative impact or significant environmental constraints

? Impact is uncertain

Abbreviations

BF = brownfield site

Co = Countryside location

GC = Green Corridor (as designated in the UDP)

GF = greenfield site

GIS = Geographical Information Systems

LDF-WNA – Local Development Framework – Wakefield Nature Area

PAS - Protected Area of Search

PSS – GCN = Protected Species Site – Great Crested Newt

PSS – WV = Protected Species Site – Water Vole

PSS – B = Protected Species Site – Badger

RHP&G = Registered Historic Park & Garden

SAM – Scheduled Ancient Monument



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SFRA = Strategic Flood Risk Assessment Zone

- Zone 2 = Medium Risk Zone
- Zone 3 = High Risk Zone
 - 3a = Developed Areas
 - 3b = Undeveloped and Sparsely Developed Areas
 - 3c = Functional Floodplain

SSI = Site of Scientific Interest (local designation)

SSSI = Site of Special Scientific Interest (national designation)

Ur = Urban location

WL = Washland (as designated in the UDP)

WMDC = Wakefield Metropolitan District Council

NOTES

- All references to housing need/ demand have been taken from the *Affordable Housing - Housing Needs Statement 2005/6*.
- Where the actual number of dwellings to be provided is unknown at this stage, the potential number to be accommodated has been calculated using an average net density of 30 dwellings per hectare.
- All references to accessibility to employment land via public transport relate to the number of people in the District the site is accessible to. The data has some limitations, details of which will be included in the Site Specific Proposals Preferred Options report. (Further information can be obtained from WMDC).
- All references to income and employment deprivation have been taken from the *Indices of Deprivation 2004*.
- Site references in brackets indicate those sites which overlap with the site being discussed.
- There are no Special Protection Areas (SPAs) or National Nature Reserves situated in the WMDC area.
- There are no SACs or SPAs that are located outside the WMDC boundary, but in close proximity to the area. The closest is the South Pennine Moors SAC / Peak District Moors SPA, which is over 14km from the WMDC boundary.
- In relation to Nostell Brickyard Quarry SSSI which conflicts spatially with site WCS1, Natural England reports the following information:
Main Habitat; Earth Heritage. The interest feature has been buried by landfill and is no longer visible. Advice from Head Office is to change condition to destroyed. Action is being taken to try and find an alternative site.
- There are no Special Protection Areas (SPAs) or National Nature Reserves situated in the WMDC area. The impact of the Sites DPD on SPAs in neighbouring authorities will be examined by the Appropriate Assessment.
- There are no Registered Battlefields situated in WMDC area.



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- No sites have direct spatial conflict with Scheduled Ancient Monuments.
- There is no spatial conflict with Archaeological Class I sites (UDP Layer).
- No information was available on location of contaminated land sites.
- The Green corridor will be given more ecological protection status when it becomes part of the Wildlife Habitat Network which is proposed under Development Control Policy NAT4 in the WMDC Development Control Policies DPD Preferred Options Report.
- The District is divided into six landscape character areas but these were not used in the appraisal as they are very “broad brush” and not relevant to site appraisal.
- The original Air Quality Management Areas used in the February 2006 Site appraisal were given a 0.5km buffer zone in the GIS layer. Where a site fell in the buffer zone, this is stated in the table. Since that appraisal the area of AQMA has been significantly expanded. There are now 4 AQMAs, and the AQMA number is provided in the table.



RESULTS OF THE SA

Site Ref.	Site Name	Proposed Land Use	Sustainability Appraisal				Site Commentary/ Constraints
			Ec	S	En (TRA)	EN (other)	
N1E	Former Prince of Wales Colliery - Green Belt Triangle	SPA	✓✓	✓✓	✓✓	xx	<p>The allocation is located to the north of Pontefract, classed by Council policy as one of the 11 urban areas in the District where most new development should be accommodated and an area where there has been some increase in housing demand, with a particular need for single person, family type accommodation (2, 3, and 4 bed properties), disabled dwellings, and rented accommodation for the homeless. There is good access to community facilities including employment, a GP surgery, hospital, and primary and secondary education.</p> <p>Unemployment in the ward has declined slightly since 2003; however Pontefract's unemployment rate is still above the District average. Some parts of the area fall within the 20% most deprived Super Output Areas in England (SOAs), in terms of income deprivation, and the 10% most deprived, in terms of employment deprivation.</p> <p>The site is accessible via public transport (within 40 minutes) to 36.7% of people and is within 0.5km walking distance of a bus stop.</p> <p>This greenfield urban extension site is 100% in greenbelt and in the green corridor. There is a small area in an AQMA (AQM4).</p>
N51A	Ackworth Road / Hardwick Road (PNT40) A modified reduced site	Housing	✓	✓✓	✓✓	x	<p>The site allocation will provide 7.91ha for housing in Pontefract (a Principal Service Centre); classed by Council policy as one of the 11 urban areas in the District where most new development should be accommodated and an area where there has been some increase in housing demand, with a particular need for single person, family type accommodation (2, 3, and 4 bed properties), disabled dwellings, and rented accommodation for the homeless. The site also has good access to community facilities including employment, a hospital, and primary and secondary education and is therefore anticipated to have a major positive social effect overall. A minor positive economic effect is also predicted as it is likely the provision of housing will attract people to the area and therefore spending in the local area.</p>



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Site Ref.	Site Name	Proposed Land Use	Sustainability Appraisal				Site Commentary/ Constraints
			Ec	S	En (TRA)	EN (other)	
							This greenfield urban extension site is in the green corridor.
N51B	Ackworth Road / Hardwick Road	PAS	-	✓	?	✓	<p>The PAS area comprises 8.63ha of land on the southern boundary of Pontefract, classed by Council policy as one of the 11 urban areas in the District where most new development should be accommodated.</p> <p>Assuming the site is publicly accessible, retention of the site as a greenfield site, would result in a neutral economic and minor beneficial social effect, given the site will offer a leisure/recreational facility. The accessibility of the site by public transport is unknown but if the site is developed for housing, it has good access to community facilities.</p> <p>This greenfield urban extension site is adjacent to the greenbelt and is located in the green corridor. However, it is assumed that the site will be retained as greenfield land for the plan period.</p>
PNT40	Ackworth Road / Hardwick Road (PNT40 part – N51A)	PAS	-	✓	?	✓	<p>The PAS area comprises 16.54ha of land on the southern fringes of Pontefract, a Principal Service Centre; classed by Council policy as one of the 11 urban areas in the District where most new development should be accommodated.</p> <p>Assuming the site is publicly accessible, retention of the site as a greenfield site, would result in a neutral economic and minor beneficial social effect, given the site will offer a leisure/recreational facility. The accessibility of the site by public transport is unknown but if the site is developed for housing, it has good access to community facilities.</p> <p>This greenfield urban extension site is adjacent to the greenbelt and is located in the green corridor. However, it is assumed that the site will be retained as greenfield land for the plan period.</p>
CAS63/ N71	Former Glasshoughton Colliery (N71)	SPA	✓✓	✓✓	✓✓	✗	<p>This allocation of 136.3ha is located in Castleford (a Principal Service Centre); classed by Council policy as one of the 11 urban areas in the District where most new development should be accommodated. It is likely that the site will include housing as well as employment. It is an area where there has been some increase in housing demand, with a particular need for single person, family type accommodation (2, 3, and 4 bed properties), disabled dwellings, and rented accommodation for the homeless.</p>



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Site Ref.	Site Name	Proposed Land Use	Sustainability Appraisal				Site Commentary/ Constraints
			Ec	S	En (TRA)	EN (other)	
							<p>Parts of Castleford, fall within the 10% most deprived SOAs, in terms of income and employment deprivation. The site is accessible via public transport (within 40 minutes) to 32.8% of people and is within 0.5km walking distance of a bus stop.</p> <p>The site is accessible to 5 types of community facilities including health and education facilities.</p> <p>This brownfield part urban and part urban extension site is adjacent to the greenbelt and is partly in the green corridor and an AQMA (AQMA4).</p>
N72	Lower Altofts	Employment Site	✓✓	✓	✓	*-/	<p>This site allocation is in Altofts; classed by Council policy as one of the 11 urban areas in the District where most new development should be accommodated and parts of which fall within the 20% most deprived SOAs, in terms of income deprivation and 10% most deprived, in terms of employment deprivation. The site is accessible via public transport (within 40 minutes) to 26.6% of people and is within 0.5km walking distance of a bus stop.</p> <p>This part urban and part urban extension site has areas of greenfield and brownfield land. It is adjacent to the greenbelt and green corridor and is entirely in an AQMA (AQMA4). The site is partly in the SFRA zone 2.</p>
N111	North of Pontefract Road (FTH23)	Housing	✓	?	✓✓	-	<p>This site comprises 14.92ha of land on the outskirts of Featherstone; classed by Council policy as one of the 11 urban areas in the District where most new development should be accommodated. There is a particular need for 2 and 3 bed disabled dwellings (including 3 bed disabled bungalows), single person and family type accommodation comprising of 2, 3 and 4 bed properties, and rented accommodation for homeless persons. The site has good access to community facilities including employment, a GP surgery, hospital, and primary and secondary education.</p> <p>The allocation is considered large compared to the settlement within which it is located but is likely to result in knock-on economic benefits as a result of increased spending within the area.</p>



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Site Ref.	Site Name	Proposed Land Use	Sustainability Appraisal				Site Commentary/ Constraints
			Ec	S	En (TRA)	EN (other)	
							This greenfield urban extension site is adjacent to the greenbelt.
CAS8	Wheldale Colliery N117	Employment Site	✓✓	✓	✓	-	<p>This site allocation is north of Castleford; classed by Council policy as one of the 11 urban areas in the District where most new development should be accommodated and part of which falls within the 20% most deprived SOAs, in terms of income deprivation and 10% most deprived, in terms of employment deprivation. The site is accessible via public transport (within 40 minutes) to 27.3% of people and is within 0.5km walking distance of a bus stop.</p> <p>This brownfield urban site is located in the green corridor and is adjacent to a Wakefield Nature Area. The site is within 200m of Fairburn and Newton Ings SSSI in the neighbouring district of Leeds. Parts of the site lie in SFRA zones 2 and 3a.</p>
N151	Former C6 Solutions	Housing	✓	✓✓	✓✓	-	<p>This 37.03ha site is in Castleford; classed by Council policy as one of the 11 urban areas in the District where most new development should be accommodated. There is a particular need for 2 and 3 bed disabled dwellings (including 3 bed disabled bungalows), single person and family type accommodation comprising of 2, 3 and 4 bed properties, and rented accommodation for homeless persons. The site has good access to community facilities including services for health and education.</p> <p>This brownfield urban site is located partly in the green corridor and is within 100m of Fairburn and Newton Ings SSSI in the neighbouring district of Leeds. Nearly all the site is located in SFRA zones 2 and 3a.</p>
N152	N152 Fryston Colliery (part)	Housing	✓	✓✓	✓✓	-/*	<p>The 5.8ha site is to the north of Castleford; classed by Council policy as one of the 11 urban areas in the District where most new development should be accommodated. There is a particular need for 2 and 3 bed disabled dwellings (including 3 bed disabled bungalows), single person and family type accommodation comprising of 2, 3 and 4 bed properties, and rented accommodation for homeless persons. The site has good access to community facilities such as health and education services.</p> <p>This brownfield part urban, part urban extension site has a very small area in the greenbelt. It is located in the green corridor and is partly within a Wakefield Nature Area. Part of the site is located in SFRA zones 2 and 3b (very small area), with a small</p>



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Site Ref.	Site Name	Proposed Land Use	Sustainability Appraisal				Site Commentary/ Constraints
			Ec	S	En (TRA)	EN (other)	
							area in the washland.
W60A	A Waterways Land (Persimmon)	Housing	-	xx	✓✓	x	<p>This 1.81ha site is located in one of the 16 villages in the District where small scale development should take place to maintain the viability of, and meet the needs originating within, the settlement and where housing demand is high and where there is a particular need for 2 bed accommodation for single people and small families (either rented or shared ownership), small apartments, mixed tenure housing (primarily shared ownership and discounted sale with limited rented accommodation) and 2 and 3 bed disabled/ elderly persons bungalows. The site has good access to community facilities including employment, a hospital, and primary and secondary education.</p> <p>The type of development is appropriate however, the size of the allocation is not considered appropriate to a village and consequently, an adverse social effect and a neutral economic effect are anticipated.</p> <p>This greenfield urban extension site is located partly in the green corridor and has a very small overlap with greenbelt.</p>
W124	Nostell Estate site 3-6 East of Swine Lane	Housing	-	-	x	xx	<p>The site occupies an area of 4.01ha located between Crofton and Fitzwilliam; both of which are classed as a Local Service Centre, where employment, services and other facilities can be provided in close proximity to meet the needs of the immediate area. This part of the district has a need for affordable housing and mixed tenure developments with a focus on shared ownership and discounted sale. However, the site is inaccessible to community facilities within the given criteria and a neutral social and economic effect is therefore predicted.</p> <p>This greenfield site is detached from the urban area and is entirely in the greenbelt and green corridor. The site is within 200m of Nostell Brickyard Quarry SSSI.</p>
HEM61/SE38	Land between bus station and Little Hemsworth, Hemsworth (SE38)	SPA	✓✓	✓✓	✓✓	-	<p>This 5.53ha site is in Hemsworth; classed by Council policy as one of the 11 urban areas in the District where most new development should be accommodated. Parts of Hemsworth fall within the 10% most deprived SOAs, in terms of income and employment deprivation. This part of the District has a need for 2 bed accommodation for single people and small families; small residential developments; mixed tenure housing (primarily shared ownership and discounted sale with limited rented</p>



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Site Ref.	Site Name	Proposed Land Use	Sustainability Appraisal				Site Commentary/ Constraints
			Ec	S	En (TRA)	EN (other)	
							<p>accommodation) and 2 and 3 bed disabled/ elderly persons bungalows. The site has good access to community facilities including employment, a GP surgery, hospital, and primary and secondary education and an employment site would be accessible to 36.3% of people.</p> <p>This greenfield and brownfield urban site has no constraints beyond its greenfield status.</p>
SE80	Hardakers Lane	Employment Site	✓✓	✓	✓✓	x/✓	<p>The site allocates 1.18ha within Ackworth; classed by Council policy as one of the five Local Service Centres in the District, where employment, housing, services and other facilities can be provided in close proximity to meet the needs of the immediate area. Parts of the site fall within the 10% most deprived SOAs, in terms of income deprivation. The site is accessible to 22.7% of people. A major beneficial economic effect is anticipated with knock-on social benefits.</p> <p>This mixed greenfield and brownfield urban site is adjacent to the greenbelt and has a very small area of overlap. The vast majority of the site is in the green corridor.</p>
SEW50	SEW50 Junction 39	SPA	✓✓	✓✓	✓✓	xx	<p>The site is 54.5ha within the main urban area of Wakefield; classed by Council policy as one of the 11 urban areas in the District where most new development should be accommodated. There is high demand for all types of affordable housing and parts of Wakefield fall within the 10% most deprived SOAs, in terms of income and employment deprivation. The site has good access to community facilities and is accessible via public transport (within 40 minutes) to 36.1% of people and is within 0.5km walking distance of a bus stop. A major beneficial social and economic effect is anticipated.</p> <p>This greenfield urban site is adjacent to the greenbelt is entirely in the green corridor. A large area of the site is in the SFRA zones 2, 3a, 3b and 3c and a small part is in the washland. The site is entirely with an AQMA (AQMA3).</p>



Appendix B ENVIRONMENTAL QUESTIONS



Appendix B ENVIRONMENTAL APPRAISAL OF THE POTENTIAL SITES

1.1 ENVIRONMENTAL QUESTIONS

- Is the site located within the greenbelt?
- Is the site located within a Flood Zone? (This is based on both the results of the Strategic Flood Risk Assessment (SFRA) and the "Washland" layer from the UDP map).
- Is the site located within or adjacent to a European, national, regional or local ecological designation (including local non-designated areas)?
- Is the site located within an area of national, regional or local archaeological designation?
- Does the site incorporate Listed Buildings or is it located adjacent to Listed Buildings? Is the site within or adjacent to a Registered Historic Park and Garden?
- Is the site located in a Conservation Area?
- Is the site classified as Greenfield or Brownfield, Urban, or Country?
- Is the site classed as Contaminated Land under Part IIA?
- Is the site located within an AQMA

1.2 KEY TO RESPONSE FOR ENVIRONMENTAL QUESTIONS

- ✓ Yes
- × No

1.3 ABBREVIATIONS

Adj = Adjacent
BF = Brownfield site
Co = Countryside location (this includes detached sites and urban extensions)
Det = Detached from the urban area
GC = Green Corridor (as designated in the UDP)
GF = Greenfield site
GIS = Geographical Information Systems
LDF - WNA = Local Development Framework – Wakefield Nature Area
PSS – GCN = Protected Species Site – Great Crested Newt
PSS – WV = Protected Species Site – Water Vole
PSS – B = Protected Species Site – Badger
RHP&G = Registered Historic Park & Garden
SAM = Scheduled Ancient Monument
SFRA = Strategic Flood Risk Assessment Zone



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- Zone 2 = Medium Risk Zone
- Zone 3 = High Risk Zone
 - 3a = Developed Areas
 - 3b = Undeveloped and Sparsely Developed Areas
 - 3c = Functional Flood Zone

SSI = Site of Scientific Interest (local designation)

SSSI = Site of Special Scientific Interest (national designation)

Ur = Urban location

Ur Ext = Urban extension

WL = Washland (as designated in the UDP)

WMDC = Wakefield Metropolitan District Council

NB: Some of the column titles in the table below have been changed from the February 2006 appraisal to more accurately reflect the contents of the column.



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Table 1: Results of the SA

Site Reference	Site Name	Proposed Land Use	Environmental Questions									SA	Site Comments/ Constraints
			Greenbelt?	Flood Zone?	Ecological Designation?	Archaeological Designation?	Conservation Area?	Listed Buildings or RHP&G?	Green/Brownfield Country/Urban	AQMA?	EN		
N1E	Former Prince of Wales Colliery - Green Belt Triangle	SPA	✓	x	GC 100%	x	x	x	GF Urb Ext	✓ Part ¹	xx	This greenfield urban extension site is 100% in greenbelt and in the green corridor. There is a small area in an AQMA (AQMA4). ¹ Very small area in AQMA #4 (<1%)	
N51	Ackworth Road / Hardwick Road (PNT40 part)	Housing	✓ ¹	x	GC 100%	x	x	x	GF Urb Ext	x	x/xx	This greenfield urban extension site has a small overlap with the greenbelt and is entirely in the green corridor. ¹ Very small section in Greenbelt	
N51A	Ackworth Road / Hardwick Road (PNT40) A modified reduced site	Housing	x	x	GC 100%	x	x	x	GF Urb Ext	x	x	This greenfield urban extension site is in the green corridor.	
N51B	Ackworth Road / Hardwick Road	PAS	x ¹	x	GC 100%	x	x	x	GF Urb Ext	x	✓	This greenfield urban extension site is adjacent to the greenbelt and is located in the green corridor. ¹ Adjacent to Greenbelt	
PNT40	Ackworth Road / Hardwick Road (PNT40 part – N51A)	PAS	x ¹	x	GC 100%	x	x	x	GF Urb Ext	x	✓	This greenfield urban extension site is adjacent to the greenbelt and is located in the green corridor. ¹ Adjacent to Greenbelt	



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Site Reference	Site Name	Proposed Land Use	Environmental Questions									SA	Site Comments/ Constraints
			Greenbelt?	Flood Zone?	Ecological Designation?	Archaeological Designation?	Conservation Area?	Listed Buildings or RHP&G?	Green/Brownfield Country/Urban	AQMA?	EN		
CAS63/N71	Former Glasshoughton Colliery (N71)	SPA	x ¹	x ✓ WL (approx 3%)	GC Part ²	x	x	x	BF Urb & Urb Ext	✓ Part ³	x	<p>This brownfield part urban and part urban extension site is adjacent to the greenbelt and is partly in the green corridor and an AQMA (AQMA4).</p> <p>¹ Adjacent to Greenbelt</p> <p>² Approx. 55% in Green corridor</p> <p>³ Approx 60% in AQMA #4</p>	
N72	Lower Altofts	Employment Site	x ¹	✓ Part ²	GC Adj	x	x	x	GF & BF Urb & Urb Ext	✓ ³	x/-	<p>This part urban and part urban extension site has areas of greenfield and brownfield land. It is adjacent to the greenbelt and green corridor and is entirely in an AQMA (AQMA4). The site is partly in the SFRA zone 2.</p> <p>¹ Adjacent to Greenbelt</p> <p>² Approx. 15% in SFRA Zone 2.</p> <p>Adjacent to Green corridor</p> <p>³ 100% in AQMA #4</p>	
N111	North of Pontefract Road (FTH23)	Housing	x ¹	x	x	x	x	x	GF Urb Ext	x	-	<p>This greenfield urban extension site is adjacent to the greenbelt.</p> <p>¹ Adjacent to Greenbelt</p>	



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Site Reference	Site Name	Proposed Land Use	Environmental Questions									SA	Site Comments/ Constraints
			Greenbelt?	Flood Zone?	Ecological Designation?	Archaeological Designation?	Conservation Area?	Listed Buildings or RHP&G?	Green/Brownfield Country/Urban	AQMA?	EN		
CAS8	Wheldale Colliery N117	Employment Site	x	✓ Part ¹	GC 100% x ²	x	x	x	BF Urb	x	-	<p>This brownfield urban site is located in the green corridor and is adjacent to a Wakefield Nature Area. The site is within 200m of Fairburn and Newton Ings SSSI in the neighbouring district of Leeds. Parts of the site lie in SFRA zones 2 and 3a.</p> <p>¹ Approx. 15% in SFRA Zone 2 and 20% in Zone 3a.</p> <p>Adjacent to Wakefield Nature Area</p> <p>² Site within 200m of Fairburn and Newton Ings SSSI in the neighbouring district of Leeds.</p>	
N151	N151 Former C6 Solutions	Housing	x	✓ Part ¹	GC Part ² x ³	x	x	x	BF Urb	x	-	<p>This brownfield urban site is located partly in the green corridor and is within 100m of Fairburn and Newton Ings SSSI in the neighbouring district of Leeds. Nearly all the site is located in SFRA zones 2 and 3a.</p> <p>¹ Approx. 2% in SFRA Zone 2 and 97% in Zone 3a.</p> <p>² Approx. 15% in Green corridor</p> <p>³ Site within 100m of Fairburn and Newton Ings SSSI in the neighbouring district of Leeds.</p>	



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Site Reference	Site Name	Proposed Land Use	Environmental Questions									SA	Site Comments/ Constraints
			Greenbelt?	Flood Zone?	Ecological Designation?	Archaeological Designation?	Conservation Area?	Listed Buildings or RHP&G?	Green/Brownfield Country/Urban	AQMA?	EN		
N152	N152 Fryston Colliery (part)	Housing	✓ ¹	✓ Part ² ✓ WL (approx 2%)	GC 100% ✓ ³	x	x	x	BF Urb & Urb Ext	x	-/x	<p>This brownfield part urban, part urban extension site has a very small area in the greenbelt. It is located in the green corridor and is partly within a Wakefield Nature Area. Part of the site is located in SFRA zones 2 and 3b (very small area), with a small area in the washland.</p> <p>¹ Very small section in Greenbelt ² Approx. 10% in SFRA Zone 2 and <1% in Zone 3b. ³ Approx. 5% in Wakefield Nature Area</p>	
W60A	A Waterways Land (Persimmon)	Housing	✓ ¹	x	GC Part ²	x	x	x	GF Urb Ext	x	x	<p>This greenfield urban extension site is located partly in the green corridor and has a very small overlap with greenbelt.</p> <p>¹ Very small overlap with greenbelt ² Approx. 80% in Green corridor</p>	
W124	Nostell Estate site 3-6 East of Swine Lane	Housing	✓	x	GC 100% x ¹	x	x	x	GF Det	x	xx	<p>This greenfield site is detached from the urban area and is entirely in the greenbelt and green corridor. The site is within 200m of Nostell Brickyard Quarry SSSI.</p> <p>¹ Site within 200m of Nostell Brickyard Quarry SSSI.</p>	
HEM61/SE 38	Land between bus station and Little Hemsworth, Hemsworth (SE38)	SPA	x	x	x	x	x	x	GF & BF Urb	x	-	<p>This greenfield and brownfield urban site has no constraints beyond its greenfield status.</p>	



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Site Reference	Site Name	Proposed Land Use	Environmental Questions								SA		Site Comments/ Constraints
			Greenbelt?	Flood Zone?	Ecological Designation?	Archaeological Designation?	Conservation Area?	Listed Buildings or RHP&G?	Green/Brownfield Country/Urban	AQMA?	EN		
SE80	Hardakers Lane	Employment Site	✓ ¹	x	GC Part ²	x	x	x	GF & BF Urb	x	x/✓	<p>This mixed greenfield and brownfield urban site is adjacent to the greenbelt and has a very small area of overlap. The vast majority of the site is in the green corridor.</p> <p>¹ Very small section in Greenbelt</p> <p>² Approx. 98% in Green corridor</p>	
SEW50	SEW50 Junction 39	SPA	x ¹	✓ Part ² ✓ WL (approx 3%)	GC 100%	x	x	x	GF Urb	✓ ³	xx	<p>This greenfield urban site is adjacent to the greenbelt is entirely in the green corridor. A large area of the site is in the SFRA zones 2, 3a, 3b and 3c and a small part is in the washland. The site is entirely with an AQMA (AQMA3).</p> <p>¹ Adjacent to Greenbelt</p> <p>² Approx. 5% in SFRA Zone 2, <1% in Zone 3a, 70% in Zone 3b and 5% in Zone 3c.</p> <p>³ 100% in AQMA (5% AQMA #2, 95% AQMA #3)</p>	



Notes

Sites of Special Scientific Interest (SSSI)

In relation to Nostell Brickyard Quarry which conflicts spatially with site WCS1, Natural England reports the following information:

Main Habitat; Earth Heritage. The interest feature has been buried by landfill and is no longer visible. Advice from Head Office is to change condition to destroyed. Action is being taken to try and find an alternative site.

Other

There are no Special Protection Areas (SPAs) or National Nature Reserves situated in the WMDC area. The impact of the Sites DPD on SPAs in neighbouring authorities will be examined by the Appropriate Assessment. (NB: There are no SACs or SPAs which are located outside the WMDC boundary, but in close proximity to the area. The closest is the South Pennine Moors SAC / Peak District Moors SPA, which is over 14km from the WMDC boundary.)

There are no Registered Battlefields situated in WMDC area.

No sites have direct spatial conflict with Scheduled Ancient Monuments.

There is no spatial conflict with Archaeological Class I sites (UDP Layer).

No information was available on location of contaminated land sites.

The Green corridor will be given more ecological protection status when it becomes part of the Wildlife Habitat Network which is proposed under Development Control Policy NAT4 in the WMDC Development Control Policies DPD Preferred Options Report.

The District is divided into six landscape character areas but these were not used in the appraisal as they are very "broad brush" and not relevant to site appraisal.

The original Air Quality Management Areas used in the February 2006 Site appraisal were given a 0.5km buffer zone in the GIS layer. Where a site fell in the buffer zone, this is stated in the table. Since that appraisal the area of AQMA has been significantly expanded. There are now 4 AQMAs, and the AQMA number is provided in the table.

GIS Layers used as part of this review

Biodiversity

Special Areas of Conservation
Special Protection Areas
Sites of Special Scientific Interest
National Nature reserves
Local Nature reserves (national dataset)
LDF – WNA (Wakefield Nature Area)
Green Corridor
Ancient Woodland
Protected Species Site (UDP layer)
Protected Habitats SSI (UDP layer)
Protected Habitats LNR (UDP layer)



Heritage

Battlefields
Scheduled Ancient Monuments
Registered Historic Parks and Gardens
Listed Buildings
Ancient Monuments
Archaeological Site Class I (UDP layer)
Archaeological Site Class II (UDP layer)
Conservation Areas
Historic Park/Garden/Battle Site/Landscape (UDP layer)
LDF Archaeological layer

Landscape

Green Belt

Water

Washlands (UDP Layer)
SFRA Zone 2
SFRA Zone 3a
SFRA Zone 3b
SFRA Zone 3c

Other

AQMA – pre September 2006
AQMA – post September 200