Airedale

Sites Assessments

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Sites Assessments - Airedale

Baildon

- 1.1.1 Six potential Preferred Options housing sites have been identified within Baildon.
- 1.1.2 Significant beneficial effects have been identified in relation to transport (SA Objective 10) for site BA/011, in relation to health (SA Objective 16) for sites BA/008B and BA/011 and in relation to education (SA Objective 17) for sites BA/002, BA/005A and BA/023A.
- 1.1.3 Site BA/011 is the only site that was identified as likely to give rise to significant beneficial effects in relation to two SA objectives (SA Objective 10- Transport and SA Objective 16- Health.
- 1.1.4 Significant adverse effects have been identified in relation to land and buildings (SA Objective 3). This is due to the loss of >0.4ha of greenfield land.
- 1.1.5 All sites have scored negatively (major) in relation to the biodiversity and geodiversity SA Objective 6. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is related to potential recreation impacts.
- 1.1.6 All sites apart from site BA/011, which was allocated a minor negative effect, were considered to bring about minor beneficial effects in relation to climate change resilience (SA Objective 4). This is due to the slight elevated flood risk at the south-eastern corner of site BA/011.
- 1.1.7 Minor beneficial effects were identified in relation to accessible services (SA Objective 12) for sites BA/008B, BA/011 and BA/022 whilst minor negative effects were identified for the rest of the sites.
- 1.1.8 Likely effects on cultural heritage (SA Objective 8) were categorised as neutral for BA/022 whilst the rest of the sites were assigned a minor negative effect.
- 1.1.9 In Baildon there are also three Discounted sites (BA/004, BA/007 and BA/028) and three Alternative sites (BA/005, BA/010 and BA/023), which are assessed below.

Summary table of scores for housing sites in Baildon (Preferred Options):

PO ref	Site	SA Objective																		
	Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
BA1/H	BA/002	-	-		+	-		-	-	-	+	+	-	+	+	+/-	+	++	+	+
BA3/H	BA/005A	-	-		+	-		-	-	-	+	+	-	+	+	+/-	+	++	+	+
BA5/H	BA/008B	-	-		+	-		-	-	-	+	+	+	+	+	+/-	++	+	+/-	+
BA6/H	BA/011	-	-		-	-		-	-	-	++	+	+	+	+	+/-	++	+	+	+
BA1/H	BA/022	-	-		+	-		-	0	-	+	+	+	+	+	+/-	+	+	+	+
BA2/H	BA/023A	-	-		+	-		-	-	-	+	+	-	+	+	+/-	+	++	+	+

Key:

Major positive (significant)	++
Minor positive	+
Neutral/negligible	0
Minor negative	-
Major negative (significant)	
Equally positive and negative effects	+/-
Uncertain	?

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/002, Stubbings Road	0.78	Field with trees	Greenfield	5 dwellings	Preferred Option: BA1/H

Summary of assessment for BA/002:

This site could deliver a major positive effect for residents on the education SA Objective, as a result of being within the target distance for both primary and secondary education facilities. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of new development taking place on a 100% greenfield site, its proximity to a Local Wildlife Site (LWS) which is also an area of Ancient Woodland and Priority Habitat, and the presence of a TPO protected woodland and a TPO protected tree onsite.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and employment areas.

		Effect on	SA Objecti	ve										
SA Objective	Baseline trend	Score of effect	Permanence	Permanence Duration		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e						
3 Land & Buildings	a built-u	Development would result in the loss of a large (>0.4ha) greenfield site. While, the site is primarily situated within a built-up residential area, the ALC Grade at the site is Grade 3, which could potentially include BMV soils. Site coincides with a sandstone MSA.												
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e						
resilience		Site is in FZ1 and at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.												
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e						
5 Water resources	water qu	ality. Site	is not with		. Developn	nent at tl	ite boundary. Development here could ne site would be expected to result in a levels.							
-			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f						
6 Biodiversity & geodiversity	also rediscouthers an area the site. designate The HRA	uce local en perimete of deciduo New devenions. A Screenir	ecological er of the si ous woodla elopment h	connectivit te is adjace and Priority nere could p s has identi of be ruled	y. ent to Shipl Habitat. Tootentially fied that like	ey Glen PO prote risk caus tely signi stage.	t here. New development at this open of LWS, which is also an area of Ancient ected woodland, and a TPO protected sing indirect adverse effects on these softicant effects on the South Pennine Mo	Woodland and tree, are within ensitive						
		-	<u>Р</u>	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b						
7 Landscape & townscape	National greenfied is located the local east and	Parks or a ld that cord d on the e townscap I west bou	AONBs. Hatains GI ended and a decided and landaries, which was a decided and landaries, which was a decided and a	lowever, re lements, si een Belt lar dscape cha rhich would	sidential do uch as a T nd. Reside aracter. The I help to lin	evelopm PO prote ntial dev e site is a nit the m	ble effect on any landscape designation ent at this site would result in the loss of ected woodland, of potentially high visu elopment at this site would therefore be adjacent to existing residential built form agnitude for potential effects, but at this not be ruled out.	of open al amenity, and it e likely to alter m on its north,						
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b						
8 Cultural heritage	effects o	n the WH	S are cons	sidered to b	e unlikely,	due to t	HS is approximately 340m south of the he topography and the presence of exi be ruled out at this stage.							
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d						
9 Air quality	construct While the	tion and c	ccupation not been	of new hor formalised	mes and th I, the deve	e associ lopment	lution at the site in relation to existing liated transport movements and housel at this site could also potentially increasouth of the site.	old pollution.						
10 Transport		+	P	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d						

		Effect on	SA Objectiv	/e								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	The near	rest railwa	y station,	Saltaire, is	750m sou	th. Pede	which have an hourly service from 7al strian and bicycle access of the site is is a general lack of designated cycle p	sufficient,				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an meet the	d tenures minimum	of the hou criteria of	sing provid policies H	ded being i O4 and H0	in line wit O5 (10 or	sfying Bradford's housing needs, depeth the Local Plan policies. The developer more homes, or an area of more thances to reflect local need.	ment would				
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
Accessible services		km north-	east into t	he centre c	of Baildon t	to access	access to key services, residents would s services and amenities to satisfy their	daily needs.				
13 Social cohesion	+ P LT IR H SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 13a Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	Site would have good access to a range of culture and leisure opportunities in highly accessible locations in Baildon, including pubs, cafes, and outdoor leisure spaces.											
15 Safe & secure	location new dev	where the elopment	re are cur could pote	rently none	e, and so a ance comr	n increas munity co	SP1, SP3, SP4, SP16, H09, DS5, C02 oduce new potential targets and victim se in crime at the site cannot be ruled o ohesion and wellbeing, or increase nate	out. However,				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Site is 1.5km west of the nearest GP surgery, Cliffe Avenue Medical Practice, putting it outside the target distance. Site is 4.2km north of a general hospital, Bradford Royal Infirmary. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of these developments.											
17		++	Р	LT	R	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education				Glenaire F 414m sout			14m south-east of the site. The neares					
18 Employment	opportur	ities in the	e centres o	of Shipley a	and Baildoi	n, includi	SP6, SP14, SP16, EC1, EC2, EC3, EC4 range of high quality and diverse emplong the Shipley Employment Zone apprards the regional city in the south.					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		reasing th					e a minor beneficial impact on the loca and enhancing the pool of potential en					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/005A, West Lane (1)	1.77	Vacant field	Greenfield, Green Belt	46 dwellings	Preferred Option: BA2/H

Summary of assessment for BA/005A:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land._This site could deliver a major positive effect for residents on the education SA Objective, as a result of being within the target distance for both primary and secondary education facilities.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor adverse effects are predicted for the sites impact on the water resources SA Objective due to the presence of a small stream adjacent to the site's perimeter which could be impacted by the construction and occupation of this site.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of new development taking place on a 100% greenfield site and Green Belt land, and an area of TPO woodland adjacent to the site.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and employment areas.

		Effect on S	A Objec	tive	_									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e						
Buildings							4ha) greenfield site. ALC Grade at the site rith a sandstone MSA.	is Grade 3, which						
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e						
resilience	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.													
	impermea		es, con	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e						
5 Water	A small s	urface wate	er body	is adjace	ent to the	Site's	western perimeter. Development here coul-	d pose a risk to						
resources	water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.													
	water cor	sumption a	at this i	ocation ir	relation IR	to exis	ting levels. SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f						
6 Biodiversity	Site is gre	eenfield an		:			value. New development here could reduce							
&	at the site and reduce local ecological connectivity. Eastern and western perimeters of the site adjoin with areas of TPO protected woodland and trees. New development here could indirectly adversely affect this woodland.													
geodiversity							ent here could indirectly adversely affect the y significant effects on the South Pennine N							
		and thus c					y significant effects on the South Fermine is	noors or Aroac are						
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b						
7 Landscape & townscape	National and Gree character The site i however towards I	Parks or A0 n Belt land . New deve s adjacent developme	ONBs. that like the that like the the the the the the the the the th	However sely make nt here w ting resid is site is d Baildon	, resident es a posit rould ther ential bui likely to a Moor. A	tial devictive con refore bill form, affect o	scernible effect on any landscape designation and the loss of tribution towards the local landscape and the likely to alter the local townscape and lare which would help to limit the magnitude for pen views from existing properties along Woult, at this stage a minor adverse effect on the local townscape.	s of open greenfield ownscape idscape character. r potential effects, est Lane looking						
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b						
8 Cultural heritage	Schedule Schedule Develope heritage a The site f effects or	ed Ancient I d Ancient I nent at this assets. falls within the WHS	Monum Monum site wo the Sali are cor	ent is appents to the could pote taire WHS asidered	proximate ne north-v ntially ad S Buffer a to be unli	ely 300 west of versely Zone. T ikely, d	nately 400-500m from the northern site peri-400m north-east of the site. There is also a the site, within the area of archaeological in impact upon archaeology and the setting of the WHS is approximately 700m south of the to the topography and the presence of eannot be ruled out at this stage	a cluster of nterest. If these sensitive ne site. Whilst						
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4,	9a – 9d						
9 Air quality	Developr	nent is unli	kelv to	l have a di	l iscernible	l e impac	H09 ton an AQMA or CAZ. The construction ar	d occupation of						
o / iii quanty	new hom		e expe	cted to re	sult in a	minor i	ncrease in air pollution in relation to existing							
10 Transport	•	+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d						

		Effect on S	A Objec	tive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	nearest r		on, Sal	taire, is 1	.1km sou	uth. Site	ne, which have an hourly service from 7am e is very accessible for pedestrians and cyc						
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types and the minim	d tenures of num criteria	f the ho of poli	ousing pro cies HO4	ovided be and HO	eing in I 5 (10 o	Is satisfying Bradford's housing needs, depine with the Local Plan policies. The develor more homes, or an area of more than 0.5 to reflect local need.	opment would meet					
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
services					f Baildor	to acc	nited access to key services, residents wor ess services and amenities to satisfy their	daily needs.					
13 Social cohesion	interactio		he dev	elopment	t being of	a scale	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 community, encouraging participation and ce that may put pressure on local services a						
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure		Site would have good access to a range of culture and leisure opportunities in highly accessible locations in Baildon, including a pub, church and outdoor leisure spaces.											
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location v developm	vhere there	are cu ootentia	irrently no ally enhar	one, and nce comr	so an i	ald introduce new potential targets and victi ncrease in crime at the site cannot be ruled cohesion and wellbeing, or increase natura	l out. However, new					
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	Site is 4.6 Residents outdoor e	6km north on the site	of a ger would d comn	neral hosp have go nunity en	pital, Bra od acces	dford R	venue Medical Practice, putting it outside the oyal Infirmary. diverse range of semi-natural habitats with the could improve both physical and mental h	opportunities for					
17 Education	The near second n	++ est primary earest prim	P schoo ary sch	LT I, Sandal nool Glen	aire Prin	nary Sc	SP6, SP14, SP16, EC3, DS5, CO2 presery school is located 330m to the east of the hool is 523m south from the site. The near outh-west from the site.						
18 Employment	Site woul	+ d provide re ities in the e	P esident centres	LT s with go of Shiple	IR ood acces ey and Ba	H ss to a la aildon, i	SP6, SP14, SP16, EC1, EC2, EC3, EC4 broad range of high quality and diverse emincluding the Shipley Employment Zone apd towards the regional city in the south.						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the loc	19a, 19b					
19 Economy		reasing the					rvices and enhancing the pool of potential						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/008B, Cliffe Lane West	0.63	Unused former playing field and school playground	Site is predominantly greenfield. An area of the site is an old outdoor sports court /playground for former school representing made ground.	20 dwellings	Preferred Option: BA3/H

Summary of assessment for BA/008B:

This site could deliver a major positive effect for residents on the health SA Objective, as a result of being within the target distance for all necessary health facilities.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of new development taking place on a predominantly greenfield site.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, education facilities and employment areas.

The site falls within the buffer zone of the Saltaire WHS. The WHS is just over 1km south-west of the site and so effects on the WHS may be unlikely. However, this may need to be a consideration of any planning application at the site.

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
3 Land & Buildings	appears t	Development would result in the loss of a large (>0.4ha) greenfield site. However, just under half of the site appears to be an old outdoor sports court representing made ground. Site coincides with a sandstone MSA. ALC grade at the site is 'Urban' i.e. does not contain BMV soils.										
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
resilience	Site is in	FZ1 and is		risk of surfac								
5 Water	0::		P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources			a mino	a GSPZ and r increase in	water c			at the site would				
6			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
Biodiversity & geodiversit y	site would The HRA	d be likely t Screening	o lead proces	to a reductio	n in bio	diversit likely s	and, some of which is TPO protected. Deve y and local ecological connectivity. significant effects on the South Pennine Mo	•				
7	- 55	-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
Landscape & townscape	open spa	ces and vis	sually a		element		area of existing built form but would also re development at this site would therefore be					
•		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	Development at this site would not impact on a Conservation Area. One Grade II Listed Building, Ferniehurst Farm, is 120m south of the site. It is likely that the development of this agricultural greenfield site would alter the setting of this sensitive heritage asset. The site falls within the Saltaire WHS Buffer Zone. Whilst effects on the WHS are considered to be unlikely, due to it being approximately 1km south west of the site and due to the topography and the presence of existing built form between the site and the WHS, this may need to be a consideration of any planning application here.											
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	construct	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Site could also potentially increase traffic movements within the CAZ, which is approximately 550m south-west of										
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				

		Effect on S	SA Objec	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
10 Transport		The site is					services. The nearest railway station is 1.2 d cyclists although there is a lack of design		
11 Housing				LT psitive contrib by Local Plar			H01 - H012 satisfying Bradford's housing needs, include	11a ding a mix of	
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
services				e of Baildon	and tho	se alor	f services and amenities in highly accessib ng the A6038.		
13 Social cohesion	interactio	n, without t	he dev		ing of a		SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 mmunity, encouraging participation and corthat may put pressure on local services and		
4.4 Ocalitaria		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
14 Culture & leisure	Site woul locations and chure	in the cent	ellent are of Sl	access to a d hipley, the ce	liverse r entre of IR	ange o Baildor	f culture and leisure opportunities in highly n and those along the A6038, including pub SP1, SP3, SP4, SP16, HO9, DS5, CO2	accessible os, restaurants,	
15 Safe & secure	location v	where there	are cu potentia	irrently none	, and so	an inc	I introduce new potential targets and victime rease in crime at the site cannot be ruled of hesion and wellbeing, or increase natural s	ut. However, new	
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	Avenue S Infirmary semi-nati	Surgery (to (4.2km to t ural habitat	the nor the sou s with o	th). Site is w th west). The opportunities	rithin the e site wo for outo I health	8km to ould pro loor ex	ng Windhill Green Medical Centre (to the so arget distance of a general hospital, Bradfo ovide new residents with good access to a ercise and community engagement opport residents of these developments.	ord Royal diverse range of unities, which	
17 Education		+ 0m south-es 1.5km to			IR nary and	H d Nurse	SP6, SP14, SP16, EC3, DS5, CO2 ery School. The nearest state secondary so	17a – 17c chool, Titus Salt	
18 Employme nt	Site woul opportun 375m sou	+/- d provide r ities in the uth of the s the extent	P esident nearby ite, as v	LT ts with excell centres of S well as slight	hipley a ly furthe	nd Bai er afield	SP6, SP14, SP16, EC1, EC2, EC3, EC4 a broad range of high quality and diverse e Idon, including the Shipley Employment Zo I towards the regional city in the south. Hound could impact on employment opportunit	ne approximately wever, it is	
19 Economy	The cons as by inc business could end	+ struction an reasing the es. An impl courage fur	demar roveme ther inv	nd for local g int in the buil ward investm	oods ar t environent to h	nd servi nment elp tac	SP6, SP14, SP16, EC1, EC2, EC3, EC4 have a minor beneficial impact on the loca ices and enhancing the pool of potential er could lead to an improved attractiveness to kle local deprivation. However, it is uncerta al agricultural economy.	nployees for local the area, which	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/011, Green Lane	1.23	Large private greenfield surrounded by trees	Greenfield	30 dwellings	Preferred Option: BA4/H

Summary of assessment for BA/011:

This site could deliver a major positive effect for residents on the health and transport SA Objectives, as a result of being within the target distance for all necessary health facilities as well as being within the target distance of bus stops and a railway station (in Shipley).

Minor adverse effects were predicted for most natural environment themed SA Objectives, primarily as a result of new development on a greenfield site. There site is in proximity to a CAZ and so could make achieving air quality improvements there more difficult.

The site falls within the buffer zone of the Saltaire WHS. The WHS is just over 500m south-west of the site and effects on the WHS are largely uncertain but a negative effect cannot be ruled out at this stage. This may therefore need to be a consideration of any planning application at the site.

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

		Effect on S	A Objec	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
0 l and 0			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d			
3 Land & Buildings		ALC grade at the site is 'Urban' i.e. does not contain BMV soils. Site does not coincide with an MSA. Development would result in the loss (>0.4ha) greenfield site and therefore would not be an efficient use of land resource.									
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience		h-east corn isk of surfa				rlaps w	th land in FZ2 and FZ3a. Site has a very I	imited extent of land			
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources	Site does Develop	not coincidenent at the	de with site wo	a GSPZ. ould be lik	The site	is appo sult in a	roximately 80m north of the River Aire at it minor increase in water consumption.	s closest point.			
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	Site is 30m south east of Fairbank Wood, an area of Ancient Woodland comprised of broadleaved priority habitat and is designated as an LWS. Development at this greenfield site, could lead to a reduction in biodiversity and local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.										
	triggered	and thus c	annot b	oe ruled o	out at this	stage.		Moors of Arono are			
		-	annot b	pe ruled o	out at this	stage.	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	Developri open spa the local	nent at this ices and vis character a	annot be annot be annot be a site wo sually a sit wo	pe ruled of LT could situate the could situate the could result uld result	out at this IR te built for GI element in the lo	s stage. M orm in a ents. News	SP2, EN1, EN3, EN5, EN6, DS2, DS3 on area of existing built form but would also w development at this site would be likely large greenfield site with high visual amen	7a, 7b o result in the loss of to adversely alter			
	Developri open spa the local	nent at this ices and vis character a	annot be annot be annot be a site wo sually a sit wo	pe ruled of LT could situate the could situate the could result uld result	out at this IR te built for GI element in the lo	s stage. M orm in a ents. News	SP2, EN1, EN3, EN5, EN6, DS2, DS3 In area of existing built form but would also w development at this site would be likely	7a, 7b o result in the loss of to adversely alter			
	Developm open spa the local important Developm Saltaire V unlikely, o	nent at this aces and vis character at trole in def	annot by site working the property of the prop	pe ruled of LT could situate the surrour LT could not in which is apply and	out at this IR te built for the londing change on the londing change on the londing change on the present the present like the present like the present like like the present like the present like like the present like like like like like like like like	s stage. M orm in a ents. Ne ess of a aracter L a L iste	SP2, EN1, EN3, EN5, EN6, DS2, DS3 In area of existing built form but would also we development at this site would be likely large greenfield site with high visual amen and sense of place SP2, SP10, EN3, EN4, EN5, EN6, DS3 d Building or Conservation Area. The site e site. Whilst effects on the WHS are cons existing built form between the site and th	7a, 7b oresult in the loss of to adversely alter lity, that plays an 8a, 8b falls within the sidered to be			
& townscape 8 Cultural	Developm open spa the local important Developm Saltaire V unlikely, o impact ca	nent at this ices and vis character at role in def - nent at the VHS Buffer due to the tannot be ru	annot by P site wo sually a les it wo ining the P site wo Zone, opograled out	pe ruled of LT could situate the surrour LT could not in which is aphy and at this sta	te built fit IR te built fit GI eleme in the lo nding cha IR npact on 575m we the prese	s stage. M Dorm in a ents. Ne sss of a aracter L a Liste est of th ence of	SP2, EN1, EN3, EN5, EN6, DS2, DS3 In area of existing built form but would also we development at this site would be likely large greenfield site with high visual amenand sense of place SP2, SP10, EN3, EN4, EN5, EN6, DS3 d Building or Conservation Area. The site e site. Whilst effects on the WHS are consexisting built form between the site and the SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	7a, 7b be result in the loss of to adversely alter lity, that plays an 8a, 8b falls within the sidered to be e WHS, a negative 9a – 9d			
& townscape 8 Cultural	Development open spathe local important Development open saltaire valualikely, oimpact can be	nent at this ices and vischaracter at trole in defender at the VHS Bufferdue to the trannot be rulennent at this ion and occ	annot by site wo sually a les it wo ining the P site wo Zone, copograled out P site wo cupatio	pe ruled of LT could situathractive of uld result the surrour LT could not in which is aphy and at this status LT could be liken of new	te built fixed bui	s stage. M Drm in a ents. Ne ss of a aracter L a Liste est of the ence of M Crease and the	SP2, EN1, EN3, EN5, EN6, DS2, DS3 In area of existing built form but would also we development at this site would be likely large greenfield site with high visual amenand sense of place SP2, SP10, EN3, EN4, EN5, EN6, DS3 d Building or Conservation Area. The site e site. Whilst effects on the WHS are consexisting built form between the site and the SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4,	7a, 7b be result in the loss of to adversely alter lity, that plays an 8a, 8b falls within the sidered to be e WHS, a negative 9a – 9d g levels due to the sehold pollution.			
& townscape 8 Cultural heritage	Development open spathe local important Development open saltaire was unlikely, compact can be construct site could	nent at this ices and vischaracter at trole in defender at the VHS Bufferdue to the trannot be rulennent at this ion and occ	annot by site wo sually a les it wo ining the P site wo Zone, copograled out P site wo cupatio	pe ruled of LT could situathractive of uld result the surrour LT could not in which is aphy and at this status LT could be liken of new	te built fixed bui	s stage. M Drm in a ents. Ne ss of a aracter L a Liste est of the ence of M Crease and the	SP2, EN1, EN3, EN5, EN6, DS2, DS3 In area of existing built form but would also we development at this site would be likely large greenfield site with high visual amenand sense of place SP2, SP10, EN3, EN4, EN5, EN6, DS3 d Building or Conservation Area. The site e site. Whilst effects on the WHS are consexisting built form between the site and the SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 air pollution at the site in relation to existing associated transport movements and house	7a, 7b be result in the loss of to adversely alter lity, that plays an 8a, 8b falls within the sidered to be e WHS, a negative 9a – 9d g levels due to the sehold pollution.			
& townscape 8 Cultural heritage	Development open spatche local important Development open spatche local important Development open spatche local between the local impact can be be be local site.	nent at this ices and vischaracter at trole in defender at the VHS Buffer due to the trannot be rulenent at this ion and occided also poter thin 400m occided als	annot by P site wo sually a sit wo ining the P site wo report and the P site wo report and the P site wo cupation initially in P P of severe site is	pe ruled of LT could situatifractive of uld result ne surrour LT could not in which is aphy and at this state LT could be like n of new increase to LT rall bus state size very acceptants.	te built fixed bui	s stage. M Drm in a ents. Ne ss of a aracter L a Liste est of th ence of M Crease and the exemple of the frequer	SP2, EN1, EN3, EN5, EN6, DS2, DS3 In area of existing built form but would also we development at this site would be likely large greenfield site with high visual amen and sense of place SP2, SP10, EN3, EN4, EN5, EN6, DS3 d Building or Conservation Area. The site e site. Whilst effects on the WHS are consexisting built form between the site and the SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 air pollution at the site in relation to existing associated transport movements and house within the CAZ, which is approximately SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4,	7a, 7b oresult in the loss of to adversely alter lity, that plays an 8a, 8b falls within the sidered to be e WHS, a negative 9a – 9d g levels due to the sehold pollution. 125m south of the 10a – 10d th of Shipley			

		Effect on S	A Objec	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.										
	nousing (+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
12 Accessible services	Site would have excellent access to a diverse range of services and amenities in highly accessible locations centre of Shipley, the centre of Baildon and those along the A6038.										
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	interaction	n, without t local sense	he dev	elopmen nmunity a	t being of and place	f a scal . Site is	community, encouraging participation and one that may put pressure on local services as within 100m of A6038, which would be like posure to air pollution and noise and visua	and facilities or could ely to impact on the			
4.4. Cultura 9		+/-	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure		in the cent					of culture and leisure opportunities in high lon and those along the A6038, including p				
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location v	where there	are cu ootentia	irrently na ally enha	one, and nce comr	so an i	ald introduce new potential targets and vict ncrease in crime at the site cannot be rule cohesion and wellbeing, or increase natura	d out. However, new			
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	east). It is hospital, semi-nat	s also 1.1kr Bradford R ural habitat	m to the oyal Info s with o	e south o firmary. T opportuni	f the Cliff The site v ties for o	e Aven vould p utdoor	ding the Windhill Green Medical Centre (60) ue Surgery. Site is within the 8km target directly rovide new residents with good access to a exercise and community engagement oppose residents of these developments.	stance of a general a diverse range of ortunities, which			
	0:: : 75	+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education							ool. The nearest state secondary school, T must be confirmed that these schools have				
40	0::	+	P	LT	IR .	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	opportun	ities in the	nearby	centres	of Shipley	y and B	o a broad range of high quality and diverse aildon, including the Shipley Employment d towards the regional city in the south.				
		+	Р	LT	İR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	increasin business	g the dema	ind for overne	local goo	ds and s built envi	ervices ronmer	Id have a minor beneficial impact on the lo and enhancing the pool of potential emplo nt could lead to an improved attractiveness ackle local deprivation.	yees for local			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/022, Meadowside		Vacant			
Road, West of Baildon	2.16	greenfield containing trees	Greenfield, Green Belt	40 dwellings based on 35dph	Preferred Option: BA5/H
CE Primary School		and scrub		ЗЗарп	Орион. ВАЗ/11

Summary of assessment for BA/022:

Site is located in a high accessible area of Baildon being in proximity to a large number of local services, facilities, and transport links, including Baildon Railway Station.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of new development taking place on a 100% greenfield site, an area of TPO woodland adjacent to the site and 30m from a LWS. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, educational facilities, and employment areas.

		Effect on S	SA Object	ive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e		
Buildings	Development would result in the loss (>0.4ha) greenfield site. ALC Grades at the site include Grade 3, Grade 4, and 'Urban', so it could potentially include BMV soils. Site coincides with sandstone and coal MSAs.									
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e		
resilience		FZ1 and is able surfac					ing. However, development could lead to an	increase in		
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources		not coincies o result in					100m of a surface waterbody. Development nption.	at the site would		
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 be of some biodiversity value. New developm	6a – 6f		
6 Biodiversity & geodiversity	Park with such as the The site f site level identified	Hawkswo nrough an alls within and consu	rth Spring increase a SSSI In Itation wi significar	g Wood I in recrea mpact Ri ith Natura	_WS. Ne ational di sk Zone. al Englar	w deve sturbar Furthe	PO protected woodland. 30m north-east of the elopment at the site could indirectly adverselynces. For consideration of the likely risks should be extraken if necessary. The HRA Screening proteinine Moors SPA/SAC are triggered and the	y affect the LWS, undertaken at the ocess has		
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site would result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, and it would therefore be likely to alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.									
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
heritage	Developn area.	nent at the	site wou	lld be unl	ikely to h	ave a	discernible effect on a sensitive heritage ass	et or historic		
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
9 Air quality	homes w		pected to	result in	a minor	increas	an AQMA or CAZ. The construction and oc se in air pollution in relation to existing levels			
10 Transport		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		

		Effect on	SA Object	ive				
SA Objective	Baseline trend	Score of effect			Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	Baildon,		uth. Ped	estrian a	nd bicycl		with a fairly infrequent service. The nearest ss of the site is good, although there is a ge	
	3	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types and the minin	d tenures on num criteria	f the hou a of polic	ising pro ies HO4	vided bei and HO5	ng in li 5 (10 or	s satisfying Bradford's housing needs, depende with the Local Plan policies. The developomore homes, or an area of more than 0.5hous to reflect local need.	ment would meet
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services							to be 600m south-east along Otley Road. Ange of services and amenities available in the	
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the deve	lopment	being of		ommunity, encouraging participation and con that may put pressure on local services and	
4.4.0		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure							e and leisure opportunities in highly accessi utdoor leisure spaces (Baildon RUFC and J	
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location v	where there	e are cur potential	rently no ly enhan	ne, and s ce comm	so an in unity c	d introduce new potential targets and victim crease in crime at the site cannot be ruled on chesion and wellbeing, or increase natural s	out. However, new
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	Site is 6.2 Resident Golf Club	2km north- s at the site in the imn	east of a e would h nediate v	general nave exc icinity, w	hospital, ellent acc ith oppor	Bradfo cess to tunities	aildon Medical Practice, putting it outside th rd Royal Infirmary. a diverse range of semi-natural habitats, incomments for outdoor exercise and community engage residents of the development.	cluding Bradford
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education						•	ool, is immediately to the south-east of the College, is 2.4km south-east of the site.	site. The nearest
18 Employment	opportun	ities in the	centres I	Baildon,	including	the Sh	SP6, SP14, SP16, EC1, EC2, EC3, EC4 road range of high quality and diverse emplipley Employment Zone approximately 820regional city in the south.	
19 Economy	The cons	+ struction an reasing the	P d occupa	LT ation of r	IR new home	H es coule	SP6, SP14, SP16, EC1, EC2, EC3, EC4 d have a minor beneficial impact on the loca vices and enhancing the pool of potential er	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/023A, West		Vacant greenfield			Preferred Option:
Lane (2)	2.89	containing trees	Greenfield, Green Belt	76 dwellings	BA6/H

Summary of assessment for BA/023A:

This site could deliver a major positive effect for residents on the education SA Objective, as a result of being within the target distance for both primary and secondary education facilities. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of new development taking place on a 100% greenfield site and Green Belt land, and an area of TPO woodland adjacent to the site. Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, educational facilities and employment areas.

		Effect on S	A Objec	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings	Developr potentiall	Development would result in the loss (>0.4ha) greenfield site. ALC Grade at the site is Grade 3, which could potentially include BMV soils. Site coincides with a coal MSA.									
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience		FZ1 and is able surface					ding. However, development could lead to	an increase in			
	,	-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	quality. S		ithin a (GSPZ. D	evelopme	ent at th	perimeter. Development here could pose a ne site would be expected to result in a mir vels.				
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 be of some biodiversity value. New develop	6a – 6f			
6 Biodiversity & geodiversity	TPO woo there suc The site i site level identified	odland and th as through falls within a and consul	trees a gh impa a SSSI tation v significa	re adjace acts on ro Impact F with Natu	ent too an oot zones Risk Zone Iral Engla is on the	nd withing. E. Furthound und South I	all ecological connectivity. In the site, which could be adversely affected on the site, which could be adversely affected on the site of	e undertaken at the process has			
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National and Gree alter the would he views fro	Parks or A0 on Belt land local towns lp to limit th m existing p	ONBs. I that co cape and ne magno oropert	However ontains G nd landso nitude foo ies along effect on	resident I elemen cape cha r potentia West La the local	tial devits of portacter. It effect ine look	scernible effect on any landscape designate elopment at this site would result in the lost tentially high visual amenity, and it would to the site is adjacent to existing residential best, however development at this site is likely towards Hope Hill Farm and Baildon Manage and towards processed to the site of the sit	s of open greenfield herefore be likely to built form, which to affect open loor. As a result, at			
8 Cultural heritage	There is an area of archaeological interest approximately 400-500m from the northern site perimeter. The nearest Scheduled Ancient Monument is approximately 300-400m north-east of the site. There is also a cluster of Scheduled Ancient Monuments to the north-west of the site, within the area of archaeological interest. Development at this site would potentially adversely impact upon archaeology and the setting of these sensitive heritage assets.										
	The site f	falls within to the WHS	are cor	nsidered ¹	to be unli	ikely, d	The WHS is approximately 700m south of the toth the topography and the presence of eannot be ruled out at this stage				
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			

		Effect on S	SA Objec	tive					
SA Objective	Baseline trend	Score of effect		Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
	construc	tion and oc	cupatio	n of new	homes a	nd the	air pollution at the site in relation to existin associated transport movements and housts within the CAZ, which is approximately 8	sehold pollution.	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	nearest r		on, Sal	taire, is 1	.1km sou	uth. Site	ne, which have an hourly service from 7an e is very accessible for pedestrians and cy		
		+	P	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	types and the mining	d tenures o num criteria	f the ho a of poli	ousing pro cies HO4	ovided be and HO	eing in I 5 (10 o	ds satisfying Bradford's housing needs, deline with the Local Plan policies. The develor more homes, or an area of more than 0.5 to reflect local need.	opment would meet	
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
services							mited access to key services, residents wo sess services and amenities to satisfy their		
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion	interaction		he dev	elopment	t being of	a scal	community, encouraging participation and one that may put pressure on local services a		
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure							and leisure opportunities in highly accessibor leisure spaces.	e locations in	
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	location developm	where there	are cu potentia	irrently no ally enhai	one, and nce comr	so an i nunity (uld introduce new potential targets and vict ncrease in crime at the site cannot be rule cohesion and wellbeing, or increase natura	d out. However, new	
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	Site is 4. Resident outdoor	6km north on the site	of a ger would d comn	neral hos have go nunity en	pital, Bra od acces	dford R s to a c	Avenue Medical Practice, putting it outside toyal Infirmary. diverse range of semi-natural habitats with h could improve both physical and mental	opportunities for	
		++	P	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
17 Education		est primary t School is					ol, is 690m south of the site. The nearest s	econdary school,	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	opportun	ities in the	centres	of Shiple	ey and Ba	aildon,	broad range of high quality and diverse em including the Shipley Employment Zone ap d towards the regional city in the south.		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy		reasing the					ld have a minor beneficial impact on the lo rvices and enhancing the pool of potential		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/005, West Lane (1)	8.32	Vacant field	Greenfield, Green Belt	218 dwellings	Alternative

Summary of assessment for BA/005:

This site could deliver a major positive effect for residents on the education SA Objective, as a result of being within the target distance for both primary and secondary education facilities. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor adverse effects were predicted for the biodiversity and geodiversity SA Objective, primarily as a result of new development taking place on a 100% greenfield site and Green Belt land. Additionally, there are GI assets within the site boundary. Major adverse effects were predicted for the cultural heritage SA Objective, due to the site's proximity to several heritage assets, including Saltaire WHS, Listed Buildings, Conservation Areas and Scheduled Ancient Monuments (one within the site boundary). Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and employment areas.

		Effect on S	SA Objec	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e	
Buildings	Development would result in the loss (>0.4ha) greenfield site. ALC Grade at the site is Grade 3, which could potentially include BMV soils. Site coincides with a sandstone MSA.								
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
resilience		FZ1 and is able surfac					ding. However, development could lead to	an increase in	
	ППРСППС	-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources							vould be expected to result in a minor incre	ase in water	
	consump	tion at this	location	n in relati I T	on to exis			60 66	
6 Biodiversity & geodiversity	Site is greenfield, containing GI features such as trees and could be of some biodiversity value. New development								
7 Landscape & townscape	National and Gree character The site i however towards I	Parks or Aon Belt land r. New devois adjacent developme	ONBs. I that likelopme to existent at the	However kely make nt here w ting resid is site is d Baildon	, resident es a posit rould ther ential bui likely to a Moor. A	tial deve live con refore b lit form, affect op	scernible effect on any landscape designatelopment at this site would result in the los tribution towards the local landscape and the likely to alter the local townscape and lawhich would help to limit the magnitude fopen views from existing properties along Wult, at this stage a minor adverse effect on	s of open greenfield ownscape hdscape character. r potential effects, est Lane looking	
8 Cultural heritage	There is an Scheduled Ancient Monument within the site boundary (Cup marked rock 180m north of the covered reservoir at Baildon). There are a further seven Scheduled Ancient Monuments located on Baildon Moor, all approximately 1km of the site. The closest Listed Building is 500m south. There is also a collection of Listed Buildings approximately 1km north-east of the site, within the Baildon Conservation Area. Baildon Green Conservation Area is 500m south of the site. There is an area of archaeological interest approximately 300m from the northern site perimeter. Development at this large greenfield site could potentially result in an adverse alteration to the setting of these sensitive heritage assets. 1.5km south of the site is the Saltaire World Heritage Site and Conservation Area. Here there is also a cluster of Listed Buildings. Whilst effects on the WHS are considered to be unlikely, due to the topography and the presence of existing built form between the site and the WHS, a negative impact cannot be ruled out at this stage.								
9 Air quality	Developr new hom	- ment is unli es would b	P kely to e expe	LT have a di cted to re	IR iscernible esult in a	M impac minor i	SP7, SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09 t on an AQMA or CAZ. The construction ar ncrease in air pollution in relation to existin	9a – 9d nd occupation of	
10 Transport	poliditori	associated +	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	

		Effect on S	A Objec	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	The near	Site is within 400m of several bus stops on Lucy Hall Drive, which have an hourly service from 7am until 6.30pm. The nearest railway station, Saltaire, is 1.1km south. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.										
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types and the minim	d tenures of num criteria	f the ho of poli	ousing pro cies HO4	ovided be and HO	ing in I 5 (10 o	Is satisfying Bradford's housing needs, dep ine with the Local Plan policies. The develor more homes, or an area of more than 0.5 to reflect local need.	opment would meet				
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
services							esidents would need to travel up to 1.1km rosatisfy their daily needs.					
13 Social cohesion	interactio		he dev	elopment	t being of	a scal	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 community, encouraging participation and ce that may put pressure on local services a					
440 %		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	Baildon (1.1km north	n east),	including	g a pub a	nd chu	nd leisure opportunities in highly accessible rch. There is excellent accessibility to outdo Moor, all within 500m of the site.					
	J. J. J.	+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location v	vhere there	are cu ootentia	irrently no ally enhar	one, and nce comr	so an i	Ild introduce new potential targets and victi ncrease in crime at the site cannot be ruled cohesion and wellbeing, or increase natura	l out. However, new				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Site is 1.8 Residents outdoor e	3km north on the site of the s	of a ger would d comn	neral hos have go nunity en	pital, Ship od acces	oley Ho s to a c	venue Medical Practice, putting it outside the spital. diverse range of semi-natural habitats with a hould improve both physical and mental because in the could improve both physical and mental because in the could improve both physical and mental because in the could improve both physical and mental because in the could improve both physical and mental because in the could improve both physical and mental because in the could improve both physical and mental because in the could be a second in the could be a secon	opportunities for				
17 Education	The near	++ est primary	P school	LT I, Sandal			SP6, SP14, SP16, EC3, DS5, CO2 irsery school is located 330m to the east of	17a – 17c the site. The				
		+	Р	LT	IR	Н	ed around 800m south-west from the site. SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	opportun	ities in the (centres	of Shiple	ey and Ba	aildon, i	oroad range of high quality and diverse em including the Shipley Employment Zone ap d towards the regional city in the south.					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		reasing the					ld have a minor beneficial impact on the loo rvices and enhancing the pool of potential					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/010, Tong Park	2.32	Vacant field with trees	Greenfield	61 dwellings	Alternative

Summary of assessment for BA/010:

This site could deliver a major positive effect for residents on the education SA Objective, as a result of being within the target distance for both primary and secondary education facilities.

Minor adverse effects were predicted for the biodiversity and geodiversity SA Objective, primarily as a result of new development taking place on a 100% greenfield site. Additionally, there are GI assets within the site boundary.

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and employment areas.

		Effect on S	A Objec	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
Buildings	Development would result in the loss (>0.4ha) greenfield site. ALC Grade for 75% of the site is Urban. Site does not coincide with a MSA. As a 100% greenfield site, it would not constitute an entirely efficient use of land.											
2 4.1.4.1.90	not coinc	ide with a N	ЛSA. A	s a 100%	greenfie	eld site,		use of land.				
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	size of th	Site is in FZ1. Site has a very limited extent of land at a low and medium risk of surface water flooding. Given the size of the site in relation to this, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.										
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	developn	nent here n	nay affe	ect the wa	ater quali	ty of thi	370m south from the site. Gill Beck is 20m s watercourse. Development at the site wo his location in relation to existing levels.	uld be expected to				
		-	Ρ	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & Site is greenfield, containing GI features such as trees and could be of some biodiversit here could reduce biodiversity value at the site and reduce local ecological connectivity woodland within the site boundary, in addition to one TPO tree within the site boundary north of the site. New development here could indirectly adversely TPO woodland and							reduce local ecological connectivity. There a TPO tree within the site boundary and a c	are areas of TPO sluster of others just				
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape 8 townscape Under the local landscape and development at this location would not result in a discernible effect on any landscape and landscape are landscape are landscape and						elopment at this site would result in the loss is the local landscape and townscape char the local townscape and landscape charact	s of open greenfield acter. New er.					
0.0 1/ 1	—		P	LT .	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	Area is 4		of the s	site. Deve	elopment	at this	th-western perimeter. Leeds and Liverpool large greenfield site could potentially result ssets.					
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	new hom		e expe	cted to re	sult in a	minor i	t on an AQMA or CAZ. The construction ar ncrease in air pollution in relation to existing ments.					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport							pad and Hollins Hill. The nearest railway sta and cyclists along Otley Road.	ition, Baildon, is				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types and the minin	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible services							nited access to key services, residents wou ervices and amenities to satisfy their daily r					
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	·				· ·		·				

		Effect on S	A Obje	ctive						
SA Objective	Descrive Baseline trend Score of effect Score of effect Mitigating or enhancing Local Plan policies		Mitigating or enhancing Local Plan policies	Mitigation code(s)						
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.									
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure	Baildon (). Ther				ind leisure opportunities in highly accessible outdoor green spaces, including Denso Ma			
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
The construction and occupation of new homes would introduce new potential targets and location where there are currently none, and so an increase in crime at the site cannot be a development could potentially enhance community cohesion and wellbeing, or increase nation of the control of th								out. However, new		
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	distance. Resident outdoor	Site is 3.5ls at the site	km nort would d comr	th-east of I have go nunity en	a genera od acces	al hosp s to a c	on Chiropody and Podiatry Centre, putting it ital, Shipley Hospital. diverse range of semi-natural habitats with the could improve both physical and mental h	opportunities for		
		++	Р	LT	R	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
17 Education							hool, is located 400m west of the site. The south-east from the site.	nearest secondary		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	opportun	ities in the	centres	of Shiple	ey and Ba	aildon,	oroad range of high quality and diverse emptincluding the Shipley Employment Zone 50 regional city in the south.			
	_	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy		reasing the					ld have a minor beneficial impact on the loo rvices and enhancing the pool of potential of			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/023, West		Vacant greenfield			
Lane (2)	7ha	containing trees	Greenfield, Green Belt	184 dwellings	Alternative

Summary of assessment for BA/023:

This site could deliver a major positive effect for residents on the education SA Objective, as a result of being within the target distance for both primary and secondary education facilities.

Minor adverse effects were predicted for the cultural heritage and biodiversity and geodiversity SA Objectives. This is due to the sites proximity to several heritage assets, including Saltaire WHS, Listed Buildings, Conservation Areas and Ancient Scheduled Monuments as well as TPO woodland and TPO trees being within the site boundaryThe new development is also taking place on a 100% greenfield site and Green Belt Land and therefore a major adverse effect is predicted on the land and buildings SA Objective.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, educational facilities and employment areas.

		Effect on S	A Objec	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e		
Buildings	Development would result in the loss (>0.4ha) greenfield site. ALC Grade at the site is Grade 3, which could potentially include BMV soils. Site coincides with a coal MSA.									
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e		
resilience		FZ1 and is able surface					ding. However, development could lead to	an increase in		
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources	quality. S		ithin a	GSPZ. D	evelopme	ent at th	perimeter. Development here could pose a ne site would be expected to result in a mir vels.			
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 be of some biodiversity value. New develo	6a – 6f		
6 Biodiversity & geodiversity	reduce biodiversity value at the site and reduce local ecological connectivity. TPO woodland and trees are adjacent too and within the site (eight TPO trees). Priority deciduous woodland habitat lies within the site boundary. Ancient Woodland likes 350m to the south. These sensitive ecological areas could be adversely affected by development at this site in terms of clearance or impact on root zones. The site falls within SSSI Impact Risk Zones. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.									
	- P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b									
7 Landscape & townscape	National and Gree alter the I would he views from	Parks or A0 on Belt land local towns lp to limit the m existing p	ONBs. that co cape a ne mag propert	However ontains G nd landso nitude for ies along	, residen I elemen cape cha r potentia I West La	tial devi ts of po racter. Il effect ine look	scernible effect on any landscape designate elopment at this site would result in the lost etentially high visual amenity, and it would the site is adjacent to existing residential the site is adjacent to existing residential the site is likely site is likely towards Hope Hill Farm and Baildon Wape and townscape cannot be ruled out.	s of open greenfield herefore be likely to built form, which to affect open		
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	The nearest Scheduled Ancient Monument is 250m east of the site (Cup marked rock 180m north of the covered reservoir at Baildon). There is also a cluster of Scheduled Ancient Monuments to the north-west of the site, within the area of archaeological interest. The closest Listed Building is 500m south. There is also a collection of Listed Buildings approximately 1km north-east of the site, within the Baildon Conservation Area. Baildon Green Conservation Area is 500m south of the site. Development at this large greenfield site could potentially result in an adverse alteration to the setting of these sensitive heritage assets. The site falls within the Saltaire WHS Buffer Zone. The WHS is approximately 700m south of the site. Whilst effects on the WHS are considered to be unlikely, due to the topography and the presence of existing built form between the site and the WHS, a negative impact cannot be ruled out at this stage									
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
9 Air quality	new hom		e expe	cted to re	sult in a	minor i	t on an AQMA or CAZ. The construction and ncrease in air pollution in relation to existinuments.			

		Effect on S	A Objec	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	The near	ite is within 400m of several bus stops on Lucy Hall Drive, which have an hourly service from 7am until 6.30pm. The nearest railway station, Saltaire, is 1.1km south. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.										
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types and the minim	d tenures of num criteria	f the ho of poli	ousing pro cies HO4	ovided be and HO	eing in I 5 (10 o	is satisfying Bradford's housing needs, define with the Local Plan policies. The develor more homes, or an area of more than 0.5 to reflect local need.	opment would meet				
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible services							nited access to key services, residents wo ess services and amenities to satisfy their SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4					
13 Social cohesion	interactio	d situate ne	ew resided	dents wit	nin an ex being of	isting of	ommunity, encouraging participation and ce that may put pressure on local services a	community				
14 Cultura 9		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	Baildon/S	Site would have good access to a range of culture and leisure opportunities in highly accessible locations in Baildon/Shipley, including pubs, church, and outdoor leisure spaces. Leisure spaces include Baildon Bank and Baildon Green.										
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location v	vhere there	are cu ootentia	rrently no ally enhar	one, and nce comr	so an i nunity (ald introduce new potential targets and victing increase in crime at the site cannot be ruled cohesion and wellbeing, or increase natural	d out. However, new				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Site is 1.8 Residents outdoor e	Site is 1km west of the nearest GP surgery, Cliffe Avenue Medical Practice, putting it outside the target distance. Site is 1.8km north of a general hospital, Shipley Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.										
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education		est primary School is					ol, is 690m south of the site. The nearest s	<u> </u>				
18 Employment	opportuni	ities in the	centres	of Shiple	ey and Ba	aildon,	SP6, SP14, SP16, EC1, EC2, EC3, EC4 broad range of high quality and diverse em including the Shipley Employment Zone ap Id towards the regional city in the south.					
	33411 110	+	P P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		truction and reasing the			new hom	es cou	ld have a minor beneficial impact on the lo rvices and enhancing the pool of potential	cal economy, such				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/007, Ferniehurst Farm	0.57	Agricultural land	100% Greenfield	15 dwellings	Discounted

Summary of assessment for BA/007:

This site could deliver a major positive effect for residents on the health SA Objective, as a result of being within the target distance for all necessary health facilities.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of new development taking place on a 100% greenfield site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, education facilities and employment areas.

The site falls within the buffer zone of the Saltaire WHS. The WHS is just over 1km south-west of the site and so effects on the WHS may be unlikely. However, this may need to be a consideration of any planning application at the site.

		Effect on S	A Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
			Р	LT	IR	Н	HO5, TR2	3a, 3b, 3c, 3d, 3e				
3 Land & Buildings						•	tha) greenfield site and therefore would not SA. ALC grade at the site is 'Urban' i.e. does					
4 Climate		+	Р	LT	IR	М	SC2, SC6, SC10, EN5, EN7, HO9	4a – 4e				
change resilience	Site is in	FZ1 and is	not at	risk of su	rface wat	ter flood	ding.					
C Mata:		-	Р	LT	IR	M	SC2, EN7, EN8	5a – 5e				
5 Water resources		Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.										
6 Biodiversity - P LT IR M SC1, SC6, EN2a, EN2b							SC1, SC6, EN2a, EN2b, EN5	6a – 6h				
& geodiversity	Site is adjacent to priority habitat, broadleaved woodland, some of which is TPO protected. Development at this site may lead to a reduction in biodiversity and local ecological connectivity.											
		-	Р	LT	IR	М	SC1, SC6, EN4, EN5, DS2, DS3	7a, 7b				
7 Landscape & townscape	open spa	ces and G	eleme	nts that r	nay be vi	sually a	In area of existing built form but would also attractive. New development at this site wou in the loss of a greenfield site.					
		-	Р	LT	IR	М	SC1, SC6, EN3, EN4, EN5, DS3	8a, 8b				
Development at this site would not impact on a Conservation Area. One Grade II Listed Building, Fe Farm, is adjacent to the site's southern perimeter. It is likely that the development of this greenfield so the setting of this sensitive heritage asset. The site falls within the Saltaire WHS Buffer Zone. Whilst effects on the WHS are considered to be used it being approximately 1km south west of the site due to the topography and the presence of existing between the site and the WHS, this may need to be a consideration of any planning application here							eld site would alter be unlikely, due to sting built form					
	- P LT IR M SC2, SC10, DS4, EN8, TR1, TR3, HO9 9a – 9d											
9 Air quality	construct	ion and oc	cupatio	n of new	homes a	nd the	air pollution at the site in relation to existing associated transport movements and house thin the CAZ, which is approximately 550m s	hold pollution. Site				

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		+	Р	LT	IR	М	SC2, HO9, TR1, TR3, DS4	10a – 10d				
10 Transport	Site is within 400m of several bus stops with frequent services. The nearest railway station is 1.2km south-west at Shipley. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.											
		+	Р	LT	IR	Н	HO1 - HO7	11a				
11 Housing		d make a n ypes as re	-				ds satisfying Bradford's housing needs, inclu	uding a mix of				
12 Accessible		+	Р	LT	IR	Н	SC4, SC6, SC10	12a				
services						•	of services and amenities in highly accessiong the A6038.	ble locations in the				
		+	Р	LT	IR	Н	SC2, SC6, SC10, DS5	13a				
13 Social cohesion	interactio	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
		+	Р	LT	IR	Н	SC2, SC6, SC10, DS5	14a				
14 Culture & leisure	locations	Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations in the centre of Shipley, the centre of Baildon and those along the A6038, including pubs, restaurants, and churches.										
		+/-	Р	LT	IR	L	TR5, EN8, DS5	15a				
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.											
		++	Р	LT	IR	Н	SC10, HO4, DS1, DS5	16a, 16b				
16 Health	Cliffe Ave Infirmary semi-nati	enue Surge (4.2km to ural habitat	ery (to the the sounds s with the	he north) ith west). opportuni	. Site is v The site ties for o	vithin th would putdoor	ding Windhill Green Medical Centre (to the same 8km target distance of a general hospital, provide new residents with good access to a exercise and community engagement opportune residents of these developments.	Bradford Royal a diverse range of tunities, which				
		+	Р	LT	IR	Н	EC1, EC2, EC3	17a – 17c				
17 Education		Site is 750m south-east of Sandals Primary and Nursery School. The nearest state secondary school, Titus Salt School, is 1.5km to the west.										
		+/-	Р	LT	IR	Н	EC1, EC2, EC3	18a, 18b				
18 Employment	opportuni 275m sou uncertain	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby centres of Shipley and Baildon, including the Shipley Employment Zone approximately 275m south of the site, as well as slightly further afield towards the regional city in the south. However, it is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.										
		+	Р	LT	IR	Н	EC1, EC2, EC3	19a, 19b				
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local eco							mployees for local to the area, which				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/028, Silson		Open and vacant			
Lane	0.34	PDL plot covered in scrub	Brownfield	3 dwellings	Discounted

Summary of assessment for BA/028:

Development at this site would be unlikely to result in a significant effect on any SA Objective. The site is brownfield and so would be an efficient use of land, depending on the potential effects on the sandstone MSA it coincides with.

Predominantly minor positive effects were predicted for most SA Objectives, particularly socio-economic theme SA Objectives,

Predominantly minor positive effects were predicted for most SA Objectives, particularly socio-economic theme SA Objectives, primarily as a result of the site being brownfield and its location in terms of being in proximity to key services and facilities as well as an existing community comprised of similar built form.

		Effect on S	A Objec	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings	ALC grade at the site is 'Urban' i.e. does not contain BMV soils. Site coincides with a sandstone MSA PDL plot and so would be an efficient use of land depending on the potential impacts on the MSA.										
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience	Site is in	FZ1. Site h		ry limited			at a low risk of surface water flooding.				
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources		not coincide to result in									
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
Biodiversity & geodiversit							er, some of which is TPO protected. Develo ological connectivity.	pment at this site is			
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
Landscape & townscape							an area of existing built form. It is expected takes a positive contribution towards the local SP2, SP10, EN3, EN4, EN5, EN6, DS3				
8 Cultural heritage	300m of to	l ment at this the site but o result in a	, given a discer	ould not in the topog	l mpact on graphy ar	n a Cons nd the s	servation Area. There are six Grade II Liste surrounding built form, development at the	l d Buildings within			
				ny discer	nible effe		g of these sensitive heritage assets. Develo he Saltaire WHS, which is over 2km south	pment at the site			
2 Air annalite		-	Р	ny discer LT	nible effe		ne Saltaire WHS, which is over 2km south to SP7, SP9 SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	pment at the site			
9 Air quality			P site wo	LT ould be lik	IR cely to inc	M crease	ne Saltaire WHS, which is over 2km south of SP7, SP9 SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 air pollution at the site in relation to existing associated transport movements and house	pment at the site west of the site. 9a – 9d levels due to the			
9 Air quality	construct	tion and occ	P site wo	LT ould be lik n of new LT	IR kely to inchomes a	M crease and the a	ne Saltaire WHS, which is over 2km south of SP7, SP9 SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 air pollution at the site in relation to existing associated transport movements and house SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	pment at the site west of the site. 9a – 9d Jevels due to the ehold pollution. 10a – 10d			
10	Site is wir	tion and occ + thin the 800 uth of the si	site wo cupatio P Om targ ite. The	LT puld be like n of new LT et distance nearest edestrian	IR kely to inchomes a IR ce of a rabus stop	crease a and the a ailway so are appropriate al	ne Saltaire WHS, which is over 2km south of SP7, SP9 SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 air pollution at the site in relation to existing associated transport movements and house SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 tation, the nearest being Baildon Railway Sproximately 450m south east of the site of though there is a lack of designated cycle process.	pment at the site west of the site. 9a – 9d levels due to the ehold pollution. 10a – 10d Station just over the A6038. The paths in the local			
10 Transport	Site is wir 200m sou site is ver area.	tion and occ + thin the 800 uth of the si ry accessib	site wo cupatio P Om targ ite. The le for p	LT puld be like n of new LT et distance n nearest edestrian	IR kely to inchomes a IR ce of a rabus stop is and cy IR	crease and the	ne Saltaire WHS, which is over 2km south of SP7, SP9 SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 air pollution at the site in relation to existing associated transport movements and house SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 tation, the nearest being Baildon Railway Sproximately 450m south east of the site of though there is a lack of designated cycle pHO1 - HO12	pment at the site west of the site. 9a – 9d levels due to the ehold pollution. 10a – 10d Station just over the A6038. The paths in the local			
10	Site is wir 200m sou site is ver area.	tion and occ + thin the 800 uth of the si ry accessib	site wo cupatio P Om targite. The le for p P	LT ould be like n of new LT et distance nearest edestrian LT ositive cor	IR kely to inchomes a IR ce of a rabus stop is and cy IR IR	crease and the	ne Saltaire WHS, which is over 2km south of SP7, SP9 SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 air pollution at the site in relation to existing associated transport movements and house SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 tation, the nearest being Baildon Railway Sproximately 450m south east of the site of though there is a lack of designated cycle process.	pment at the site west of the site. 9a – 9d levels due to the ehold pollution. 10a – 10d Station just over the A6038. The paths in the local			
10 Transport 11 Housing	Site is wir 200m sou site is ver area.	thin the 800 uth of the siry accessib + d make a make in line the siry accession line the siry access	site wo cupation P Om targuite. The for p P P P P P P P P	LT ould be liken of new LT et distance nearest edestrian LT ositive cor LT LT	IR kely to inchemes a IR ce of a rabus stop is and cy IR IR itribution in policies	crease and the	ne Saltaire WHS, which is over 2km south of SP7, SP9 SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 air pollution at the site in relation to existing associated transport movements and house SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 tation, the nearest being Baildon Railway Sproximately 450m south east of the site or although there is a lack of designated cycle of HO1 - HO12 satisfying Bradford's housing needs, included SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	pment at the site west of the site. 9a – 9d Jevels due to the ehold pollution. 10a – 10d Station just over the A6038. The paths in the local 11a uding a mix of			
10 Transport 11 Housing	Site is wir 200m sor site is ver area. Site could housing t	thin the 800 uth of the siry accessib that make a may pes in line the siry accession line the siry ac	site wo cupation P Om targetite. The for p P Oninor poet with L P ellent a	LT ould be liken of new LT et distance nearest edestrian LT sitive coral plan LT access to	IR kely to inchemes a IR ce of a rabus stopes and cy IR ntribution policies IR a diverse	crease and the	ne Saltaire WHS, which is over 2km south of SP7, SP9 SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 air pollution at the site in relation to existing associated transport movements and house SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 tation, the nearest being Baildon Railway Sproximately 450m south east of the site of lithough there is a lack of designated cycle is satisfying Bradford's housing needs, incl	pment at the site west of the site. 9a – 9d levels due to the ehold pollution. 10a – 10d Station just over the A6038. The paths in the local 11a uding a mix of			

		Effect on S	A Objec	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
13 Social cohesion	interactio		he dev	elopment	t being of	a scale	ommunity, encouraging participation and coethat may put pressure on local services a					
4.4.0		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations in the centre of Shipley, the centre of Baildon and those along the A6038, including pubs, restaurants and churches.											
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.											
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	general h	ospital, Bra semi-natura	adford I al habit	Royal Infi ats with c	rmary. Tł opportuni	he site ties for	on Medical Centre. Site is within the 8km to would provide new residents with good accoutdoor exercise and community engagem on for the residents of these developments.	ess to a diverse				
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	18a, 18b				
Education	Site is 40 east.	0m south o	of Baild	on Prima	ry Schoo	I. The r	earest state secondary school, Immanuel (College, is 3km				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employme nt	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby centres, including the Shipley Employment Zone approximately 470m south east of the site, as well as slightly further afield towards the regional city in the south.											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	increasin business	g the dema es. An impr	and for roveme	local goo nt in the	ds and se built envi	ervices ronmer	d have a minor beneficial impact on the loc and enhancing the pool of potential employ it could lead to an improved attractiveness ackle local deprivation.	yees for local				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/004, The Rowans	2.12	Vacant field	Greenfield, Green Belt	56 dwellings	Discounted

Summary of assessment for BA/004:

This site could deliver a major positive effect for residents on the education SA Objective, as a result of being within the target distance for both primary and secondary education facilities. However, this site is located at the edge of the community and accessibility to other key services is limited. Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and employment areas.

Minor adverse effects are predicted for the sites impact on the water resources SA Objective due to the presence of a small stream adjacent to the site's perimeter which could be impacted by the construction and occupation of this site. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of new development taking place on a 100% greenfield site, Green Belt land and an area of TPO woodland adjacent to the site. Minor adverse effects are anticipated as likely in relation to cultural heritage due to the proximity of Scheduled Ancient Monuments and also an area of archaeological interest to the north of the site.

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

		Effect on S	SA Objec	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings							na) greenfield site. ALC Grade at the site is a coal MSA.	Grade 3, which
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience		FZ1 and is able surfac					ng. However, development could lead to ar	n increase in
	-	-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	to water of	quality. Site	is not	within a	GSPZ. D	evelopme	rth-eastern perimeter. Development here cent at the site would be expected to result is sting levels.	
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 lue. New development here could reduce l	6a – 6f
6 Biodiversity & geodiversit y	North-east trees alor priority has recreation The site f	ng the northabitat. New nal disturba alls within	r of the nern sit develo ances, o SSSI Ir	site adjonered periment he periment he periment he periment he periment he periment Rise site and the periment Rise site adjoint he periment Rise site adjoint he periment he periment Rise site adjoint he periment he perime	ins an ar ter. Appr ere could arby prot sk Zones.	rea of TPO oximately I potential tected wo I. Further	consideration of the likely risks should be utaken if necessary.	us woodland an increase in
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National and Gree character The site i	Parks or A0 n Belt land . New deve s adjacent	ONBs. I that likelopme to exist	However kely make Int here w ting resid	, residentes a posite vould the vould the vould the vould the vould the vould but the	tial develo tive contri refore be ilt form, w	ernible effect on any landscape designation opment at this site would result in the loss bution towards the local landscape and towards the local townscape and landwhich would help to limit the magnitude for processes and townscape and townscape and townscape cannot be ruled or processes.	of open greenfield wnscape lscape character. potential effects,
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	well as a coincides There is a potentiall The site f effects or	oproximate with an ar also a Grad y adversely alls within the WHS	ly 270- ea of a de II Lis / impac the Sal are cor	400m sourchaeolog sted Build et upon ar taire WH	uth and s gical inte ing appro chaeolog S Buffer a to be unli	outh-wes rest, whic eximately gy and the Zone. The ikely, due	pproximately 400-600m north and north-eat of the site. The cluster to the north and north is approximately 250m from the northern 300m south-west of the site. Development setting of these sensitive heritage assets WHS is approximately 700m south-east of the topography and the presence of extent of the topography and the presence of the topography and the topogra	orth-east a site perimeter. t at this site would . of the site. Whilst
9 Air quality		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d

		Effect on S	A Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	new hom		e expe	cted to re	sult in a	minor inc	on an AQMA or CAZ. The construction and crease in air pollution in relation to existing tents.	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	6.30pm.	The neares	t railwa	ay station	, Saltaire	, is 1.2kn	all Drive, which have an hourly service from n south. Pedestrian and bicycle access of t aths in the local area.	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types and the mining	d tenures o num criteria	f the ho	ousing pro icies HO4	ovided be and HO	eing in lin 5 (10 or ı	satisfying Bradford's housing needs, depe e with the Local Plan policies. The develop more homes, or an area of more than 0.5ha o reflect local need.	ment would meet
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services							ted access to key services, residents would ss services and amenities to satisfy their da	
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	communi		on, with	out the d	evelopm	ent being	mmunity, albeit at its edge, encouraging pa g of a scale that may put pressure on local s nd place.	
14 Culture		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
& leisure		d have goo including p						locations in
		+/-	. P	LT	IR _.	L L	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a
15 Safe & secure	location v developm	where there	are cu ootentia	irrently no ally enhar	one, and nce comr	so an inc	I introduce new potential targets and victim crease in crime at the site cannot be ruled on the hesion and wellbeing, or increase natural s	out. However, new
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	Surgery a hospital, Resident outdoor e	and Baildor Bradford R s at the site	Medicoyal In would d comr	cal Praction firmary. I have go- munity en	ce, putting od acces gagemer	g it outsions to a diversity which	es, Eldwick and Gilstead Health Centre, Cl de the target distance. Site is 4.2km north of verse range of semi-natural habitats with op could improve both physical and mental he	of a general opportunities for ealth for the
17		++	P	LT	R	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education							is 1.1km to the south-east of the site. The 6m to the south of the site.	
18	0::	+	P	LT	.IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employme nt	opportun	ities in the	centres	of Shiple	ey and Ba	aildon, ind	oad range of high quality and diverse empl cluding the Shipley Employment Zone appi towards the regional city in the south.	
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		reasing the					have a minor beneficial impact on the loca ices and enhancing the pool of potential er	

Bingley

- 1.1.10 Eight potential housing sites and two employment sites have been identified within Bingley.
- 1.1.11 Significant negative effects have been identified in relation to climate change resilience (SA Objective 4) for sites BI/005. This is related to potential flood risk although the extent of the risk varies throughout the respective sites. Design measures can be incorporated into future developments on these sites to help combat any potential rise in flood risk, for example, Sustainable Drainage Systems. In addition, alternative site layouts could be explored to minimise development on land that is at the highest risk of flooding.
- 1.1.12 Significant negative effects have been identified in relation to biodiversity & geodiversity (SA Objective 6) for all sites. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is related to potential recreation impacts in all cases, and in some cases, this is also related to impacts to supporting habitats.
- 1.1.13 Significant negative effects have been identified in relation to cultural heritage (SA Objective 8) for sites BI/013 and BI/059. Future development on these respective sites could potentially result in an adverse alteration to the setting of a sensitive heritage asset, namely, a Registered Park.
- 1.1.14 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for sites BI/005, BI/008, BI/011, BI/013 and BI/059. This is due to the loss of >0.4ha of greenfield land.
- 1.1.15 Significant beneficial effects have been identified in relation to land and buildings (SA Objective 3) for site BI/038, in relation to transport (SA Objective 10) for sites BI/005 and BI/040, in relation to health (SA Objective 16) for all sites except BI/011 which was assigned a minor positive effect, in relation to education (SA Objective 17) for sites BI/026 and BI/040.
- 1.1.16 Site BI/040 is the only site that was identified as likely to give rise to significant beneficial effects in relation to three SA objectives (SA Objective 10 transport, SA Objective 16- health and SA Objective 17- education).
- 1.1.17 BI/011 is the only site assigned a negative scoring (minor) in relation to education (SA Objective 17). In relation to accessible services (SA Objective 12), all sites scored positively apart from site BI/011 which scored negatively (minor). The only sites that scored positively with regards to biodiversity & geodiversity (SA Objective 6) are BI/013, BI/038 and BI/040.
- 1.1.18 In terms of employment sites, the only significant adverse is in relation to climate change and resilience (SA Objective 4). Both sites will have a significant positive effect on employment (SA Objective 18). EM34 will have a significant benefit in relation to transport (SA Objective 10), whereas EM100 will have a minor benefit. EM100 is predicted to have a significant benefit on the economy (SA Objective 19).
- 1.1.19 In Bingley there is one discounted site (BI/055) and one commitment (BI/006), There is one PO Reserve employment site (EM61). These are assessed below.

Summary table of effect scores predicted for site options in Bingley (Preferred Options):

PO ref			SA Objective																	
	Site																			
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
BI1/H	BI/005	-	-			-		-	-	-	++	+	+	+	+	+/-	++	+	+	+
BI4/H	BI/008	-	-		+	-		-	-	-	+	+	+	+	+	+/-	++	+	+	+
BI5/H	BI/011	-	-		+	-		-	-	-	-	+	-	+	+	+/-	+	-	+	+
BI6/H	BI/013	-	-		+	-		+		-	+	+	+	+	+	+/-	++	+	+	+
BI7/H	BI/026	-	-	-	+	-		-	-	-	+	+	+	+	+	+/-	++	++	+	+
BI8/H	BI/038	-	-	++	+	-		-	-	-	+	+	+	+	+	+/-	++	+	+	+
BI1/H	BI/040	-	-	+	-	-		+	+	-	++	+	+	+	+	+/-	++	++	+/-	+
BI3/H	BI/059	-	-		-	-		-		-	+	+	+	+	+	+/-	++	+	+	+

Summary table of effect scores predicted for employment sites in Bingley (Preferred Options):

PO ref	Sito		SA Objective																	
	Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
BI10/E	EM34	-	-	+	+	0	-	0	0	-	++	0	+	0	0	+/-	0	+	++	+
BI9/E	EM100	-	-	+		-	-	0	0	-	+	0	+	0	0	+/-	0	+	++	++

Sites Assessments - Airedale

Key:

Major positive (significant)	++
Minor positive	+
Neutral/negligible	0
Minor negative	-
Major negative (significant)	
Equally positive and negative effects	+/-
Uncertain	?

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/005, Coolgardie Keighley Road	2.99	Greenfield	Greenfield	135 dwellings	Preferred Option: BI1/H

Summary of assessment for BI/005:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

As a greenfield location, the site has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. The eastern portion of the site coincides with Flood Zone 3a, while the majority of the site lies within Flood Zone 2, and so a careful layout of development would be required to avoid a significant effect on the flooding SA Objective. There are two Conservation Areas nearby, both within 200m, the setting of which could potentially be impacted upon.

The site offers excellent access to sustainable transport modes as well as health facilities. It is in proximity to important employment and economic areas. Access to both primary and secondary state schools is also good.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d			
Buildings		C grade 'U ly efficient			not coin	cide wit	th an MSA. As a 100% greenfield site, it wor	uld not constitute			
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e			
change resilience		rtially withinding. A flo						at risk of surface			
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	Developr		greenf				e waterbody sits approximately 10m south eled to result in a minor increase in water cons				
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversit y	developm the other local eco The site f site level	nent would side of the logical con falls within and consu	potenti B6265 nectivit SSSI Ir Iltation	fally dimir 5. The site y. npact Ris with Natu	nish this. e is withir sk Zones. ıral Engla	Deciduen Natura Further and und	to the existing presence of grasses, scrub are ous woodland priority habitat is 10m south wal England's GI corridor and so development or consideration of the likely risks should be pertaken if necessary. The HRA Screening processing March 1982 (1982)	vest of the site on t could reduce undertaken at the rocess has			
	ruled out	at this sta	signific ge.				Pennine Moors SPA/SAC are triggered and	tnus cannot be			
7	Danielani		P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
Landscape &							a large area of green and open space, include townscape. However, the site is adjacent to				
townscape							eless, a minor adverse effect cannot be ruled				
8 Cultural heritage	eastern p Conserva minor ext 'Leeds ar	perimeter is ation Area. ent by the and Liverpoo	the Le The se loss of ol Cana on and b	eds Liver etting of the open spand I Five Ris	rpool Car ne Listed ace and g se Locks this asse	nal Cons Building greenfie with Over et would	SP2, SP10, EN3, EN4, EN5, EN6, DS3 irade II Listed Building 'The Lodge'. 80m east servation Area. 150m south of the site is the g and nearby Conservation Area would likel eld at the site. 300m east of the site is the Gr verflow Channel'. Due to the topography and d be unlikely to be discernibly impacted by c	e Bingley y be altered to a rade I Listed I existing levelopment at the			
	_	-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
	Development would not have a discernible impact on an AOMA or CAZ. The construction and occupation of new										
9 Air quality			nes and	<u>transp</u> o	it illovo						
			nes and T	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e			
9 Air quality 10 Transport	BI/005 is such as t	++ 50m south	T of Cro the B6	LT ssflatts R 3265. The	IR Railway S e site is h	H tation		10a – 10e quent services,			

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Duration Duration Seversibility		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		could make					wards satisfying Bradford's housing needs, in	ncluding a mix of		
12 Accessible	3	+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a		
services	The site of accessible	in highly								
13 Social cohesion	communi facilities of which wo	ty interaction could alt	on, with er the I y to im	nout the coocal sense pact on the	levelopm se of com	ent beir munity	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 within an existing community, encouraging of a scale that may put pressure on local and place. Site is adjacent to the A650 and of new residents here as a result of exposure	services and to a railway line,		
14 Culture		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
& leisure							ellent access to a diverse range of cultural, less in the centre of Bingley and Crossflatts.	isure and		
		+/-	Р	LŤ	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	where the	ere are cur	rently n	one, and ally enha	so an ind	crease nunity o	troduce new potential targets and victims of a in crime at the site cannot be ruled out. How cohesion and wellbeing, or increase natural s	ever, new		
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	on the re	sidents' loc ew residen	ation w	ithin the	site). Site	e is with	Crossflatts Surgery or Priestthorpe Medical (in 6km north of Bradford Royal Infirmary. Th erse range of semi-natural habitats and outd	e site would		
17		+	Р	LT	IR	М	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
Education							nool, is approximately 850m north west of the ediately to the west of the site across Keighl			
18		+	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
Employme nt		ities in the					ss to a broad range of high quality and diver d Bingley, as well as slightly further afield to			
		+	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	economy local bus	, increasing	g the di	emand fo vement i	r local go n the buil	ods and t enviro	ne site could have a minor beneficial impact of services and enhancing the pool of potention nment could lead to an improved attractiven	on the local al employees for		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/008, Sty Lane	16.6	Agricultural fields with trees and hedgerows	Greenfield	440 dwellings	Preferred Option (Commitment) BI2/HC

Summary of assessment for BI/008:

As a large greenfield site containing trees and hedgerows, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives.

The South Pennine Moors SPA/SAC/SSSI which is 1.3km north.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Being adjacent to the Leeds Liverpool Canal, careful consideration around protecting water quality would be required.

Consideration of the Leeds Liverpool Canal Conservation Area and a Grade II listed building which fall within the site boundary would be needed for the site's planning application.

The site offers excellent access to healthcare facilities.

Minor positive effects were also predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, educational facilities and employment areas.

SA Objective	Baseline trend	Effect on SA Objective								
		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e		
Buildings	Development would result in the loss (>0.4ha) greenfield site. Site does not coincide with an MSA. ALC Grade at the site is 'Urban'.									
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change		Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in								
resilience	imperme	eable surfa		ompared	to curre	ent level				
5 Water resources		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
	Site is adjacent to the Leeds and Liverpool Canal. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.									
6 Biodiversity & geodiversity			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
	1.3km north of the site is the South Pennine Moors SPA/SAC/SSSI. The site falls within the SSSI Impact Risk Zones. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. The eastern perimeter of the site is adjacent to, and partially overlaps with, TPO woodland which is deciduous woodland priority habitat.									
	Woodidii	-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site would result in the loss of a large and open greenfield that contains GI elements of high visual amenity value (including trees and hedgerow) and so, in its current condition, the site likely makes a positive contribution towards the local landscape and townscape character. New development here would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but this would not entirely prevent an adverse effect.									
8 Cultural heritage		-	P	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
	Western portion of the site falls within the Leeds Liverpool Canal Conservation Area. The Grade II Listed Building 'Laythorpe Farmhouse and Attached Barn' is within the north-west corner of the site. New development at this large open greenfield would be likely to alter the setting of the Listed Building and the setting and character of the Conservation Area.									
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.									
9 Air quality		vould be ex	xpecte	d to resu	ult in a m	inor inc	rease in air pollution in relation to existing leve	ccupation of new ls due to pollution		

SA Objective		Effect on SA Objective									
	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
10 Transport	The nearest bus stops are around 550m away along Keighley Road, and have frequents services. The nearest railway station, Crossflatts, is 500m south west. Pedestrian access of the site would need to be improved; bicycle access is sufficient, although there is a general lack of designated cycle paths in the local area.										
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										
12 Accessible Services		+	Р	LT	IF		CD2 CD2 CD0 CD0 CD10 CD15 LL00 DC1	12a			
	The site offers new residents here excellent access to a diverse range of services and amenities along Keighley Road.										
13 Social cohesion	+ P LT IR H SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 13a Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture & leisure	000.00	+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
	Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, and churches along Keighley Road and in the centre of Bingley, which is easily accessible.										
15 Safe & secure	+/- P LT IR L SP1, SP3, SP4, SP16, H09, DS5, C02 15a The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
16 Health	u	++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
	Residents would be within 800m of the nearest medical centre, Crossflatts Surgery. Site is 7km north-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.										
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education	The nearest primary school, Crossflatts Primary School is 930m north-east of the site. The nearest secondary school, Beckfoot School, is 2.7km south-east of the site.										
18 Employment	+ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centres of Keighley and Bingley, including the Crossflatts Employment Zone approximately 310m south-west of the site, as well as slightly further afield towards the regional city in the south-east.										
19 Economy		reasing th					SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the loc services and enhancing the pool of potential e				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/011, Greenhill Barn, Lady Lane	0.78	Scrub	Greenfield, Green Belt	25 dwellings	Preferred Option: BI3/H

Summary of assessment for BI/011:

As a large greenfield site within proximity to TPO and priority woodland habitat, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

The loss of the greenfield site is also likely to have a negative impact upon the local landscape and townscape, particularly the two listed buildings within close proximity of the site.

The site's access to transport links, services and educational facilities is somewhat limited.

Minor positive effects were predicted for most other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to employment areas.

		Effect on S	SA Obje	ctive						
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e		
Buildings		ment woul s not coind).4ha) g	reenfield site. ALC Grades at the site are Grad	e 4 and 'Urban'.		
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e		
change resilience		FZ1 and a eable surfa					ooding. However, development could lead to an els.	increase in		
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources						se in w	vithin 100m of a surface waterbody. Developme ater consumption.	ent at the site		
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 ere is the potential for the site to be of some bio	6a – 6f		
6 Biodiversity & geodiversity	New development of the	velopment orly as the some north e odland cou onal disturb A Screenin	here co site is p east of a ld be in pances. g proce	ould redication area of the contraction are of the	uce bio- coincide of decide affecte	diversity ent with duous wed by de	y value at the site and reduce local ecological of Natural England's GI corridor. woodland priority habitat, which is also TPO properties by the site, such as through an incredible significant effects on the South Pennine N	connectivity, stected woodland. ease in		
	are trigg	ered and t	nus car P	LT	IR	M at thi	s stage. SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b		
7 Landscape & townscape	National Green B therefore residenti	Parks or A elt land tha be likely ial built for	is locati AONBs at conta to alter m, whic	on would have well and the local the local the would have been some the local the local the would have been with the world have been would have been would have been would have been worked and the world have been would have been would have been worked and have been worked have been worked have been wor	d not re er, resi element al towns I help to	esult in dential ts of po scape a limit th	a discernible effect on any landscape designat development at this site would result in the lost tentially high visual amenity (namely, conifers), and landscape character. The site is adjacent to me magnitude for potential effects, but at this states cape cannot be ruled out.	ion, including s of greenfield and and it would existing		
		-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	Development at the site would be unlikely to discernibly affect a Conservation Area. The Grade II Listed Building 'Greenhill Grange' I 45m north-west of the site and the Grade II Listed Building 'Greenhill Cragg' is 50m southeast. Development at this greenfield site could potentially result in a minor adverse alteration to the setting of these sensitive heritage assets.									
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
9 Air quality	quality Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation homes would be expected to result in a minor increase in air pollution in relation to existing levels due to p associated with homes and transport movements.									
		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	railway s	station, Cro	ossflatts	s, is 900	m sout	h west.	llong Keighley Road, and have frequents service. Pedestrian and bicycle access of the site is go a local area.	ces. The nearest od, although there		
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.												
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
Accessible services		rest area o		ervices	and am	enities	appears to be over 800m south-west along Kei	ghley Road,					
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	interaction		the de	velopme	ent beir	ng of a s	ng community, encouraging participation and co scale that may put pressure on local services ar ace.						
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure		Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, and churches along Keighley Road and in the centre of Bingley.											
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new dev	where ther	e are o	currently otentiall	none, y enhai	and so	would introduce new potential targets and victir an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na ne.	out. However,					
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	6.7km no to a dive	orth-west o	of a ger of sem	neral hos i-natural physica	spital, E habita Il and m	Bradford ts with one nental h	ssflatts Surgery, putting it outside the target dist I Royal Infirmary. Residents at the site would happortunities for outdoor exercise and commun ealth for the residents of the development.	ave good access ity engagement,					
17		-	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
Education		rest primar Beckfoot S			south-	east of t		est secondary					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	opportur	nities in the	centre	es of Kei e, as we	ghley a Il as sli	ınd Binç ghtly fui	o a broad range of high quality and diverse emp gley, including the Crossflatts Employment Zone ther afield towards the regional city in the south	e approximately n-east.					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy		reasing th					could have a minor beneficial impact on the loc d services and enhancing the pool of potential e						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/013a, West of Heights	0.78	Grazing field	Greenfield, Green Belt	21 dwellings	Preferred Option:
Lane, Eldwick	0.70	Grazing neid	Greenileid, Green Beit	21 awaiiings	BI4/H

Summary of assessment for BI/013:

The south-western corner of the site adjoins the Prince of Wales Registered Park. New development at BI/013 could potentially alter the setting of this highly sensitive heritage asset.

As a large greenfield and Green Belt site adjacent to a LWS and priority habitat, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The loss of the greenfield site is also likely to have a negative impact upon the local landscape and townscape, particularly the Prince of Wales Park (a Registered Park/Garden) which the adjoins the south-west corner of the site.

The site offers excellent access to healthcare facilities.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor positive effects were also predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, educational facilities and employment areas.

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend Score of effect		Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
Buildings		Development would result in the loss (>0.4ha) greenfield site. ALC Grade at the site is Grade 4. Site coincides with a sandstone MSA.										
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change							nd at a low risk of surface water flooding. Howe	ever, development				
resilience	could lea	ad to an inc		in imper			es, compared to current levels.					
5 Water		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							vithin 100m of a surface waterbody. Developme rater consumption.	ent at the site				
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	South woodlan through The HRA	d priority h an increas	of the station of the state of	This cou creations ess has	uld be i al distui identifie	ndirectl rbances ed that	likely significant effects on the South Pennine I	e site, such as				
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National greenfiel townsca landscap for poter	Parks or A Id and Gre pe charact pe charact pe charact partial effects	AONBs en Belt er. Nev er. The s, but a uld be li	. However land the work development of the state is a state is a state is a state in the state of the state o	ver, resi at likely opment adjacen age a m nclude	dential makes here w t to existinor ad an adve	a discernible effect on any landscape designat development at this site would result in the loss a positive contribution towards the local lands ould therefore be likely to alter the local townso sting residential built form, which would help to verse effect on the local landscape and townso erse effect on the setting of the Prince of Wales	s of open cape and cape and limit the magnitude ape cannot be				
	_		P	LT_	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
B Cultural heritage Development at the site would be unlikely to have a discernible effect on any Listed Building Area. The south-west corner of the site adjoins the Prince of Wales Park, which is a Register Development at this large greenfield site could potentially result in an adverse alteration to the sensitive heritage asset.								d Park.				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.											
9 Air quality		vould be ex	xpected	d to resu	ılt in a r	ninor in	crease in air pollution in relation to existing lev					

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
							th frequent services. The nearest railway statio					
							Pedestrian and bicycle access of the site is suf	ficient, although				
	tnere is a	a general i	ack of				s in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,	T				
		+	Р	LT	IR	Н	HO9, HO10	11a				
11 Housing	Site coul	d make a	minor p	ositive (contribu	ution to	wards satisfying Bradford's housing needs, dep	ending on the				
11 Housing							in line with the Local Plan policies. The develo					
							HO5 (10 or more homes, or an area of more that	an 0.5ha), that				
12	specify a	ispects su	cn as n	iousing r	nıx and IR	afforda H	able houses to reflect local need.	120				
Accessible	There ar	e a numbe	r of loa	ral shon			SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 in proximity to the site. However, to access a base of the site of the site.	12a				
services	services	. residents	mav n	eed to tr	avel ur	to 1.5	km south-west into the centre of Bingley.	noader range of				
		+	P	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social	Site wou	ld situate r	new res	sidents v	vithin a	n existi	ng community, encouraging participation and c	ommunity				
cohesion							scale that may put pressure on local services a	nd facilities or				
	could alt	er the loca	l sense	of com	munity	and pla		T				
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	Site wou	ld have go	od acc	ess to a	range	of cultu	re and leisure opportunities in highly accessible	e locations,				
	including					or leisur	re spaces such as Prince of Wales Park.	145-				
	The con	+/-	P	LT	IR of now	L homos	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
	Resident	ts would be	e withir	n 600m d	of the n	earest i	medical centre, Eldwick and Gilstead Health Ce	entre, and 5.8km				
16 Health	north of	a general l	nospita	I, Bradfo	ord Roy	al Infirn	nary.					
							ss to a diverse range of semi-natural habitats w					
							nt with close proximity to Prince of Wales Park, residents of the development.	wnich could				
	improve	DOIN PHYSI	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17	The near	rest primar					hool, is 777m south-east of the site. The neare					
Education		Beckfoot S						o. 0000aay				
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18							o a broad range of high quality and diverse em	oloyment				
Employment							the Crossflatts and Bingley Employment Zones	both with 1.5km of				
	the site,	as well as	slightly	/ turther			the regional city in the south.	10- 10-				
	The seri	+	l L	Ll	IR of now	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		reasing th					could have a minor beneficial impact on the loc d services and enhancing the pool of potential of					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/026, Crosley Wood Road	3.09	Greenfield, three blocks of flat, woodland	Mix of greenfield and PDL	93 dwellings	Preferred Option: BI5/H

Summary of assessment for BI/026:

Bingley South Bog SSSI is approximately 20m west of the site and so careful consideration for potential impacts on this sensitive biodiversity designation would be required in order to avoid a significant effect on the biodiversity SA Objective. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Site potentially contains BMV land. No other significant adverse effects have been recorded for this site, with minor adverse effects predicted for most other natural environment themed SA Objectives primarily as a result of the potential loss of greenfield and impacts on woodland, as well as the adjacent water body. Being adjacent to the Leeds Liverpool Canal, careful consideration around protecting water quality would be required. The site is adjacent to the Leeds Liverpool Canal Conservation Area.

The site offers excellent access to health and education facilities. Development could potentially be an opportunity to positively enhance the site's influence on the local character as a result of redeveloping the three blocks of flats here.

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
		+/-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5,	3a – 3d	
3 Land & Buildings		here. ALC					be opportunities for reusing existing buildings of it could potentially contain BMV soils. The site		
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e	
change resilience	BI/026 is	in FZ1. Th	e site h	nas a ve	ry limite	ed exter	nt of land at risk of surface water flooding.		
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
5 Water resources	here wou	ld pose a r nent at the	isk to v	vater qu	ality.	•	jacent to the Leeds and Liverpool Canal and so sult in a minor increase in water consumption in	·	
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
6 Biodiversity & geodiversit y	side of th The HRA triggered Site conta	e canal to a Screening and thus cand thus cand ins priority	the site proces annot l habita	e, 20m was has in the ruled at (wood	vest of t dentified out at t lland) a	he site' d that li this sta nd is ad	ible impact on a SAC, SPA or Ancient Woodlar s western perimeter, is the Bingley South Bog kely significant effects on the South Pennine M ge. djacent to a wetland habitat (the canal). It sits w likely diminish local ecological connectivity.	SSSI. oors SPA/SAC are	
7		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
Landscape & townscape	visually a adversely	ppealing G	I eleme ocal ch ver cha	ents sud aracter. aracter i	ch as tre At the mprove	ees and same ti ments.	f large areas of green and open space, including woodland, in a location where doing so would me, development could replace three blocks of	be likely to flats with	
	DI/000 :		Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	Bl/026 is adjacent to the Leeds Liverpool Canal Conservation Area. Development at the site could also potentially impact the Grade II Listed Building 'Leeds and Liverpool Canal Scourer Bride (Number 205)' 125m south east. Adjacent to the site's north-eastern perimeter is the Schedule Monument 'Late prehistoric enclosed settlement in Crosley Wood, Bingley, 185m north of Scourer Bridge'. Whilst development could alter the setting of this asset, the site is partially occupied by three large blocks of apartments and so any further development here would likely only be a minor alteration to the setting. Development could potentially replace three blocks of flats with opportunities to deliver character improvements.								
		-	Р	LT	İR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	
9 Air quality	homes w		pected	to resul	t in a m	inor inc	ct on an AQMA or CAZ. The construction and o crease in air pollution in relation to existing levels.		
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e	

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
10 Transport	services.		highly	access	ible for	pedesti	Station. The site is within 400m of bus stops wit rians and somewhat accessible for cyclists, con	
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing		could make ypes as re					towards satisfying Bradford's housing needs, i	ncluding a mix of
12	_	+	Р	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services		offers new e locations					ss to a diverse range of services and amenities Ferncliffe.	s in highly
		+	Р	LT	IR .	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	communi	ty interaction	on, witl	hout the	develo	reside	ents within an existing community, encouraging being of a scale that may put pressure on local nity and place.	
14 Culture		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
& leisure							xcellent access to a diverse range of cultural, letions in the centre of Bingley and Ferncliffe.	eisure and
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	where the	ere are cur	rently r potenti	none, an ally enh	id so an ance co	increa mmuni	I introduce new potential targets and victims of se in crime at the site cannot be ruled out. How ty cohesion and wellbeing, or increase natural	ever, new
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	Infirmary.		ould p	rovide n	iew resi		are Centre. The site is within 6km north of Brac vith excellent access to a diverse range of semi	
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education	BI/026 is	400m east	of Bed	ckfoot S	econda	ry and	550m south-east of Trinity All Saints CofE Prim	
18		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employme nt		ities in the					ccess to a broad range of high quality and dive and Bingley, as well as slightly further afield tow	
		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	economy local bus	, increasing	g the d	emand for	for local in the b	goods built en	at the site could have a minor beneficial impact and services and enhancing the pool of potent vironment could lead to an improved attractiver	ial employees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/038, Marley Court	0.3	Former location of now demolished flat blocks. Site is subject to a yet-to-be-determined planning application for residential development.	Brownfield	18 dwellings	Preferred Option: BI6/H

Summary of assessment for BI/038:

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

As a PDL site, there are opportunities here for achieving biodiversity net gains and improvements to the local character as well as the setting of nearby heritage assets. The site has excellent access to health facilities, and good access to all other services and amenities that would be needed by residents here. Being adjacent to the Leeds Liverpool Canal, careful consideration around protecting water quality would be required.

		Effect on S	SA Obje	ctive										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
3 Land &		++	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a - 3d						
Buildings	Site is en	tirely PDL	and ha	s an ALC	grade of		'. Site does not coincide with an MSA.	-						
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e						
resilience	Site is en	tirely within	FZ1 a	nd is not	at risk of	surface	e water flooding.	•						
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e						
5 Water resources	does not	coincide w	ith a G	SPZ. Dev	/elopmen	t at the	and so development could pose a risk to w site would be expected to result in a minor rent levels.							
3			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h						
Biodiversity & geodiversit	an oppor	tunity to en	hance proces	its biodive ss has ide	ersity val entified th	ue and at likely	eeds and Liverpool Canal) and so developn its connectivity to the local ecological networks its context effects on the South Pennine N	ork.						
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b						
Landscape & townscape							ribution of the site to the local landscape ar op a brownfield site that was previously use							
· ·		+	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b						
8 Cultural heritage	Leeds an	d Liverpoo	l Canal asset,	Conservincluding	ation Are the two	a. Deve Grade l	nhance the contribution of the site towards elopment at BI/038 would be unlikely to imp I Listed Buildings, 80m east of the site, ass	eact on a cociated with the						
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9							
9 Air quality	on air qua		air pol	Iution ass			t the site would be expected to have a mind whomes and transport movements. Develo							
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10b						
Transport	The site is within 150m of multiple bus stops with frequent services. The nearest railway station, Crossflat 1km south of BI/038. BI/038 is accessible for pedestrians and cyclists, which benefits from designated cyclin the immediate vicinities.													
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a						
11 Housing		could make ypes as re					wards satisfying Bradford's housing needs,	including a mix of						
			ľ				SP2 SP3 SP8 SP9 SP10 SP15 HO8 DS4							
12		+ P LT IR M SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 The site offers new residents here excellent access to a diverse range of services and amenities in highly												
12 Accessible services			resider	l nts here e	xcellent a	access	CO2	-						

		Effect on S	SA Obje	ctive							
SA Objective	_	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
13 Social cohesion	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
& leisure							ellent access to a diverse range of cultural, le	isure and			
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	The construction and occupation of new homes at each would introduce new potential targets and victims of crim at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. Howeve new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b			
16 Health	The site i residents	s within the with excel ent opport	e target lent acc	distance cess to a	of Aired diverse r	ale Ger ange of	Centre in Crossflatts,300m south east of BI/0 neral Hospital, which is north-east. The site we femi-natural habitats and outdoor exercise highly physical and mental health for the resident	ould provide new and community			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education	Access to		ary sch	ool is mo	re limited	l, the ne	nool, BI/038 being 600m west of Crossflatts learest non-private and non-grammar second south.				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employme nt							ployment opportunities in Crossflatts as well les in Keighley.	as at the			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	economy for local b	by increas	ing the	demand proveme	for local nt in the	goods : built en	ne site could have a minor beneficial impact of and services and enhancing the pool of pote vironment could lead to an improved attractive	on the local ntial employees			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/040, Whitley Road	0.48	Industrial	Brownfield	30 dwellings	Preferred Option: BI7/H

Summary of assessment for BI/040:

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

As a PDL site, there are opportunities here for achieving biodiversity net gains and improvements to the local character as well as the setting of nearby heritage assets. The site has excellent access to transport, health and education facilities, with good access to all other services and amenities that would be needed by residents here.

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
0.1 1.0		+	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e		
3 Land & Buildings							e coincides with the sandstone MSA. Site cont	ains existing		
	buildings	s, which ma	ay pres				eusing structures or construction materials.	Τ		
4 Climate	0:4 : :	-	<u>Р</u>	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience							and at a low and medium risk of surface water f			
	Size of the	ie site in re	P	LT	IS exp	M	nat it would be avoided through a careful layout SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water	Site does	s not coinc	ide wit				approximately 80m north of the Leeds and Live			
resources							likely to result in a minor increase in water cons			
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6	Site is Pl	DL contair	ing bui	ldings. I	t is con	sidered	to be likely that it is of limited biodiversity value	e in its current		
Biodiversity						be a go	ood opportunity to deliver biodiversity net gains	at the site such as		
&		the introdu						4 004/040		
geodiversity							likely significant effects on the South Pennine N	loors SPA/SAC		
	are trigge	ered and the	nus cai	I T	IR	ut at thi	S stage. SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a		
7 Landscape	The site	is PDL and	d conta				hat appear to be in commercial use. It is consid			
& townscape	that new	developm	ent at	the site	would b	e an or	portunity to enhance the positive influence of t	he site on the local		
							ent on the design and implementation of develo			
		+	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
							dings, with four being within 100m of the site. T			
8 Cultural							Given the extensive presence of built form in the			
heritage							ewable from any of these Listed Buildings. How			
							the site would be an opportunity to enhance its the setting of the Listed Buildings would be lik			
	100ai tow	-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a. 9b		
	Developi	ment is un	likely to	have a			pact on an AQMA or CAZ. The construction an	,		
9 Air quality	new hom	nes could r	esult ir	n a mino	r increa	ase in a	ir pollution in relation to existing levels due to p	ollution associated		
							, it is unknown how the emissions from occupa	tion would		
	compare	to the exi	sting co	mmerc	al level	s.		1		
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	Site is w	ithin 200m	of mul	tiple bus	stops	with fre	quent services, including those along Main Stre	eet. The nearest		
							e is very accessible for pedestrians and somew			
	cyclists v	vith a lack	of desi	gnated	cycle pa	aths in	he local area.	T-		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing							vards satisfying Bradford's housing needs, dep			
11 Housing							in line with the Local Plan policies. The develo			
							HO5 (10 or more homes, or an area of more that	n 0.5ha), that		
10	specify a	spects su	ch as h				able houses to reflect local need.	120		
12 Accessible	The cite	is conveni	ently la	LT cated in	IR the ce	H ntre of	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
services	The site is conveniently located in the centre of Bingley, so residents would be adjacent to key services and amenities on Park Road and within 350m of those on Main Street.									
551 ¥1005	amenide	+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social	Site wou	ld situate i	new res				ng community, encouraging participation and c			
cohesion	interaction	on, without	the de	velopme	ent beir	ng of a	scale that may put pressure on local services a	nd facilities or		
	could alt	er the loca	l sense	of com	munity	and pla	ice.			

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	The site is conveniently located in the centre of Bingley, so residents would have excellent access to a range of culture and leisure opportunities, including eateries on adjacent Park Road, and pubs, restaurants, churches and an arts centre 350m south-west on Main Street.										
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	a genera Residen outdoor	al hospital, ts at the si	Bradfo te woul nd com	ord Roya Id have g nmunity	I Infirma	ary. ccess to	medical centre, Bingley Medical Centre. Site 5.5 o a diverse range of semi-natural habitats with on which could improve both physical and mental h	opportunities for			
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education		rest primar Beckfoot S					y School, is 240m east of the site. The nearest f the site.	secondary			
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centres of Bingley, including the Bingley Employment Zone approximately 400m south-east of the site, as well as slightly further afield towards the regional city in the south-east.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	location. local eco potential	However, nomy, suc employee	the co ch as b s for lo	nstructio y increa: cal busi	on and on sing the nesses	occupat e demar . An imp	elopment would reduce employment opportunition of new homes could have a minor beneficiand for local goods and services and enhancing provement in the built environment could lead to ge further inward investment to help tackle loca	al impact on the the pool of o an improved			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/059, West of Heights Lane,					Preferred Option:
Eldwick	0.56	Grazing	Greenfield, Green Belt	18 dwellings	BI8/H

Summary of assessment for BI/059:

BI/059 is within 50m north/east of the Prince of Wales Registered Park. New development here could potentially adversely alter the setting of this highly sensitive heritage asset.

As a large greenfield and Green Belt site adjacent to a LWS and priority habitat, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

The loss of the greenfield site is also likely to have a negative impact upon the local landscape and townscape, including the Prince of Wales Park (a Registered Park/Garden) which is 100m north east of the site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The site offers excellent access to healthcare facilities.

Minor positive effects were also predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, education facilities and employment areas.

		Effect on S	SA Obje	ctive					
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e	
Buildings		ment woul andstone N		t in the I	oss (>0).4ha) g	reenfield site. ALC Grade at the site is Grade 4	I. Site coincides	
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change							nd at a low risk of surface water flooding. Howe	ever, development	
resilience	could lea	ad to an inc	crease	in impe			es, compared to current levels.	<u> </u>	
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							within 100m of a surface waterbody. Development	ent at the site	
	would be	e likely to r					ater consumption.	10.00	
	Cita ia au	 	P	LT	IR .	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6 Biodiversity & geodiversity	deciduous woodland priority habitat. This could be indirectly adversely affected by new development at the site such as through an increase in recreational disturbances. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.								
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	National greenfiel local tow to limit th	Parks or A ld that con nscape ar	AONBs tains G nd land: ide for	. Howev I eleme scape c potentia	er, resi nts of p haracte I effects	dential otential r. The s	a discernible effect on any landscape designat development at this site would result in the los- ly high visual amenity, and it would therefore b site is adjacent to existing residential built form, this stage a minor adverse effect on the local	s of open e likely to alter the which would help	
			Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	Area. Th	e site is ap	oproxim is large	nately 10	00m so eld site	uth wes	ve a discernible effect on any Listed Building or at of the Prince of Wales Park, which is a Regis notentially result in an adverse alteration to the	tered Park.	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	
9 Air quality							ase air pollution at the site in relation to existing the associated transport movements and hous		
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	at Cross	flatts and '	1.4km s	south we	est at B	ingley.	th frequent services. The nearest railway station Pedestrian and bicycle access of the site is suffern the local area.		

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
Accessible services							in proximity to the site. However, to access a born south-west into the centre of Bingley.	roader range of			
		+	P	LT	IR .	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	Site wou	ld have go a pub, ca	od acc fé, chu	ess to a	range l outdoo	of cultu or leisur	re and leisure opportunities in highly accessible spaces such as Prince of Wales Park.	e locations,			
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where ther	e are c could p	currently otentiall	none, a y enhar	and so		out. However,			
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	north of Resident	a general h ts at the sinor exercis	nospita te woul e and c	I, Bradfo ld have commun	ord Roy exceller ity enga	al Infirn nt acces agemer	medical centre, Eldwick and Gilstead Health Cenary. ss to a diverse range of semi-natural habitats went with close proximity to Prince of Wales Park, residents of the development.	rith opportunities			
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education		rest primar Beckfoot S						st secondary			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	Site would provide residents with good access to a broad range of high quality and diverse employment										
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		reasing th					could have a minor beneficial impact on the loc d services and enhancing the pool of potential of				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM34 – John Escritt Road, Bingley	0.50	PDL covered with vegetation, including some trees	Brownfield	Employment land	Preferred Option (Retain): BI10/E

Summary of assessment for EM34:

The site has been proposed for employment development, which would be likely to deliver a boost to the range of local employment opportunities at this location whilst also helping to provide a boost to the local economy. A major positive score has therefore been predicted for the employment SA Objective. A major positive score has also been predicted for the transport SA Objective due to the prevalence of public and active transport options in close proximity to the site.

As a PDL site which is covered with vegetation, there are opportunities here for achieving biodiversity net gain and enhancing the local townscape character, depending on the implementation of the development.

The site is approximately 22m from the Bingley South Bog SSSI. The site is therefore located in a SSSI Impact Risk Zone.

		Effect on	SA Objecti	ve		•						
SA Objective	Baseline trend Score of effect		Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &		+	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f				
Buildings		Site is PDL covered with vegetation. The ALC Grade at the site is Urban. The site partially coincides with a Sandstone MSA.										
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
resilience			face wate	r flooding.			ace water flooding. A very small part of					
		0	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources		would be e					ite. Site does not coincide with a GSP2 e in water consumption at this location i					
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	The site is located within Natural England's GI corridor. The site is PDL covered in vegetation with some trees. The site may therefore have some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site is approximately 22m from the Bingley South Bog SSSI. The site is located in a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.											
		0	n/a	n/a	n/a	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	and the road to t	Yorkshire he north e	Dales Na ast and ra	tional Park ailway trac	k. The site	is not south w	y designated landscapes, such as the located in Green Belt land. The site is brest. Development of this site is likely to d with the loss of previously developed	oordered by a book have a negligible				
8 Cultural heritage	effect on the local landscape and townscape associated with the loss of previously developed, vegetated land. O n/a n/a M SP2, SP10, EN3, EN4, EN5, EN6, DS3 None The site is approximately 120m from the Leeds Liverpool Canal Conservation Area. The A650 and a commercial premises are located between this Conservation Area and the site. Development at this site would therefore be unlikely to have a discernible effect on the Conservation Area. The nearest listed building is 230m south west of the site, Grade II listed. Development at this site is unlikely to have a discernible effect on this asset due to the distance and intervening built form. The site is approximately 395m west of a West Yorkshire Archaeology Class I and Class II site. A Scheduled Monument is located within this archaeological site. Development at this site is unlikely to have a discernible effect on this asset due to the distance.											
		1	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9u				
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new business premises and the potential transport movements and pollution associated with this.											
10 Transport		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
το παποροπ							nearest railway station is Bingley, it is a John Escritt Road. There are PRoWs a					
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
	0:1	laaatad fa	r omplove	nont and t	horoforo	will not	provide a contribution towards Bradford	D - 1				

		Effect on	SA Objecti	ve									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
services	The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.												
40 Casial		0	n/a	n/a	n/a	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion							at a location where it is in proximity to sir ely affect the cohesion of residential com						
14 Culture &	ŭ	0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.												
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	crime at Howeve	a location	where th	ere are cu	rrently no	ne, and	t site would introduce new potential targe I so an increase in crime at the site cann natural surveillance, and so could help to	ot be ruled out.					
401144		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	Site is propertive	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA											
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17 Education	Site would provide new employment land that offers skills learning opportunities for local people and employees.												
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment	The proposed development would provide new employment opportunities in Bingley.												
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy							employment space that would contribut ley's economy.	e towards the					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM61 – Dowley Gap Lane	0.79	Area of green space including trees	Greenfield, Green Belt	Employment land	Alternative

Summary of assessment for EM61:

The site has been proposed for employment development, which would be likely to deliver a boost to the range of local employment opportunities at this location whilst also helping to provide a boost to the local economy. A major positive score has therefore been predicted for the employment SA Objective.

Minor negative effects were predicted for the majority of the natural environment themed SA Objectives, primarily as a result of the impacts of new development on greenfield and Green Belt land, as well as the nature of the local historic environment. The site is approximately 257m south west of the Bingley South Bog SSSI. The site is located in a SSSI Impact Risk Zone. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

		Effect on	SA Objecti	ve								
SA Objective	Baseline trend	Baseline trend Score of effect		Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f				
Buildings	Develop	ment would west of s	d result ir ite is ALC	the loss (Grade 3	(>0.4ha) (which cou	greenfie uld inclu	ld site. The site's ALC Grade is largely de BMV soils. The site does not coincid	Urban, although de with a MSA.				
4 Climate change		+/-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
resilience	The majority of the site is located within FZ2 while the remainder of the site is in FZ1. The site is at very low risk from surface water flooding.											
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources		e would b				or increa	site. Site does not coincide with a GSF ase in water consumption at this location.					
		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9 The site comprises vegetation, includi	6a – 6f				
6 Biodiversity & geodiversity	may therefore have some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. There is a Local Wildlife Site and Ancient Woodland, namely Hirst Wood, approximately 430m east of the site. Depending on the nature of the new employment development at this site, the impact on this site is likely to be minimal. The site is approximately 257m south west of the Bingley South Bog SSSI. The site is located in a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with											
		-	Р	if necess	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	and the located a site. Dev	Yorkshire adjacent to relopment	Dales Na the site's of this sit	tional Park s eastern b	c. The site coundary e a minor	e is loca . A busii r negati	y designated landscapes, such as the I ted on Green Belt land. A wastewater t ness park is located across the road to ve effect on the local landscape and tow e onsite.	reatment works is the west of the				
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
8 Cultural heritage	The site's north western boundary adjoins the Leeds Liverpool Canal Conservation Area. The nearest listed building/structure is approximately 53m north of the site; the Grade II listed Leeds and Liverpool Canal Scourer Bridge (No. 205). The site is approximately 175m south of a West Yorkshire Archaeology Class I and Class II site. A Scheduled Monument is located within this archaeological site. Development at this currently undeveloped site could have a minor negative effect on the local historic environment.											
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality												
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	1.3km no	orth west	of the site		s accessi	ible via	nearest railway station is Bingley, it is a Dowley Gap Lane. There are PRoWs to					

		Effect on	SA Objecti	ve									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
	Site is al	e is allocated for employment and therefore will not provide a contribution towards Bradford's housing needs.											
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
services		ision of ne and amer		yment dev	elopment	here co	ould potentially help to enhance the loca	l offering of key					
13 Social		0	n/a	n/a	n/a	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
cohesion							at a location where it is in proximity to single at a location where it is in proximity to single at a location where it is in proximity to single at a location where it is in proximity to single at a location where it is in proximity to single at a location where it is in proximity to single at a location where it is in proximity to single at a location where it is in proximity to single at a location where it is in proximity to single at a location where it is in proximity to single at a location where it is in proximity to single at a location where it is in proximity to single at a location where it is in proximity to single at a location where it is in proximity to single at a location where it is in proximity to single at a location where it is in proximity to single at a location where it is in proximity to single at a location where it is in the loca						
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure		roposed for of cultural			lopment a	and wou	uld be unlikely to have a discernible effect	ct on the local					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	crime at Howeve	a location	where th	ere are cu	rrently no	ne, and	t site would introduce new potential targe I so an increase in crime at the site cann natural surveillance, and so could help to	ot be ruled out.					
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
то пеаш	Site is propertive		r employ	ment purpo	oses and	so it wo	ould be unlikely to have a discernible effe	ect on this SA					
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17 Education	Education Site would provide new employment land that offers skills learning opportunities for local people and employees.												
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment	The prop	osed dev	elopment	would pro	vide new	employ	ment opportunities in Bingley.						
		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy							w employment space that would contributely's economy.	ute towards the					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM100 – Castlefields Road	1.18	PDL covered with vegetation including trees	Brownfield	Employment land	Preferred Option: BI9/E

Summary of assessment for EM100:

This site is located within a designated Employment Zone. This site has been proposed for employment development, which would be likely to deliver a boost to the range of local employment opportunities at this location whilst also helping to provide a boost to the local economy. A major positive score has therefore been predicted for the employment and economy SA Objectives.

While this site is located within close proximity to bus stops and a railway station, accessibility for pedestrians and cyclists could be improved to promote active travel to the site.

A major negative effect in relation to the climate change resilience SA Objective is anticipated, as the site is located FZ2 and FZ3, while approximately 50% of the site is located in FZ3b.

SA Objective	Baseline												
	trend	Score of effect Bulleting		Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
3 Land &		+	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f					
Buildings	Site is PDL covered with vegetation. The ALC Grade at the site is Urban. The site coincides with a Sand and Gravel MSA.												
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience	is at a lo	is located w risk of s estern bou	urface wa	FZ3, while ater floodin	approxir ig. An are	nately 5 a at hig	0% of the site is located in FZ3b. A sm h risk of surface water flooding is close	all part of the site to the site's					
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e					
5 Water resources	Develop		e site wo				m south of the site. Site does not coinc a minor increase in water consumption						
6 Biodiversity & geodiversity	The site reduce be The site	may there piodiversity is approxi	fore have value at mately 2k	e some bio the site ar km from the	diversity nd reduce e Bingley	value in local e South I	SP10, SP11, EN1, EN2, EN3, EN7, EN9 The site is PDL covered in vegetation its current condition. New developmen cological connectivity. Bog and the South Pennine Moors, both Further consideration of the likely risks	t here could					
							ral England undertaken if necessary.						
7 Landscape & townscape	and the existing	Yorkshire	Dales Na al and ind	tional Park lustrial are	k. The site	is not	SP2, EN1, EN3, EN5, EN6, DS2, DS3 y designated landscapes, such as the located in Green Belt land. The site is loof this site is therefore likely to have a r	ocated with an					
		0	n/a	n/a	n/a	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None					
The nearest listed building is approximately 100m from the site, namely, 2, 3, 4, 5, 6 Castlefields. However to the intervening built form, development of this site is likely to have a negligible effect on the setting of the heritage asset. 8 Cultural heritage 8 Cultural heritage The Leeds Liverpool Canal Conservation Area is approximately 380m north east of the site. However, due the inventing built form, development at this site would be unlikely to have a discernible effect on the Conservation Area. A large West Yorkshire Archaeology Class II site is located approximately 600m south of the site, and a second class II archaeological site is located approximately 400m north east of the site. Development at this site unlikely to have a discernible effect on this asset due to the distance.								setting of this lowever, due to on the site, and a smaller at at this site is					
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d					
9 Air quality	likely to	increase a	ir pollutio	n at the sit	te in relati	on to ex	n AQMA or CAZ. Development at this axisting levels due to the construction are rements and pollution associated with the construction.	d occupation of					
						1	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4,	_					

		Effect on	SA Objecti	ve								
SA Objective	Baseline trend	Score of effect			Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	The site is within 270-350m of several bus stops along Keighley Road to the north east and The nearest railway station is Crossflatts, it is approximately 385m east of the site. Accessit and cyclists could be improved to promote active travel to the site.											
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
	Site is al	located fo	r employr	nent and t	herefore v	vill not	provide a contribution towards Bradford'	s housing needs.				
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
services	The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.											
13 Social		0	n/a	n/a	n/a	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
cohesion	This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.											
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure		roposed fo of cultural			lopment a	ınd woı	ald be unlikely to have a discernible effe	ct on the local				
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	crime at Howeve	a location	where th	ere are cu	rrently no	ne, and	site would introduce new potential targets on increase in crime at the site cannatural surveillance, and so could help to	not be ruled out.				
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
TOTICALLIT	Site is p		r employi	ment purpo	oses and	so it wo	ould be unlikely to have a discernible eff	ect on this SA				
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education	Site wou	•	new emp	oloyment la	and that o	ffers sk	ills learning opportunities for local peopl	e and				
18	++ P LT IR H					Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment	The prop	osed dev	elopment	would pro	vide new	employ	ment opportunities in Crossflatts and Bi	ngley.				
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy							employment space that would contribut ley's economy.	e towards the				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/006, Keighley Road, Crossflatts	0.74	Western portion of the site is hard standing with industrial/commercial buildings. Eastern portion of the site is tree-covered greenfield.	Mix	23 dwellings (based on 35dph)	Commitment

Summary of assessment for BI/006:

As a greenfield location with areas of TPO woodland, the site has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The site partially coincides with Flood Zone 2 and 3, and so a careful layout of development would be required to avoid a significant effect on the flooding SA Objective.

The site offers excellent access to sustainable transport modes.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, educational facilities and employment areas.

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
Buildings	Site is a mix of greenfield and PDL. However, development would result in the loss (>0.4ha) greenfield site. ALC Grade at the site is 'Urban'. Site coincides with a sand & gravel MSA.											
4 Climata	Orago at		Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3,	4a - 4e				
4 Climate change	Sito ic no	rtially withi	n E72 <i>i</i>	nd has	a vory lij	mitad a	EN7 xtent of land within FZ3. A small area of land	d in the west of the				
resilience							ding, however the majority of the site is at lo					
							s, compared to current levels.	ok. Dovolopino				
		-	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water							western perimeter. Development here coul-					
resources	water qua	ality. Site is	not wi	thin a GS	SPZ. De	velopm	ent at the site would be expected to result in					
							isting levels.					
6 Biodiversity		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
& geodiversit y	is TPO pr	otected wo	odland n tree d	I. It is un anopy a	clear if r t the site	new dev e. A mir	may be of some biodiversity value. The eas velopment would safeguard this area of woo nor adverse effect on biodiversity cannot be	dland or if it could ruled out.				
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape &	National I therefore Dependin	ONBs.	The site new dev	is PDL v elopmer	with exi	discernible effect on any landscape designat isting buildings that appear to be in commerc s location to alter the local townscape and la	cial use. There is					
townscape	that are li	through no kely of high	ew dev h visual	elopmen I amenity	t of a hiq value a	gh qual and, bas	is there could potentially be opportunities for lity design. However, the site currently conta sed on the risk that this could be lost as a re character cannot be entirely ruled out at this	enhancing the loc ins several trees sult of new				
townscape	that are li	through no kely of high	ew dev h visual	elopmen I amenity	t of a hiq value a	gh qual and, bas	ity design. However, the site currently conta	enhancing the loc ins several trees sult of new				
townscape 8 Cultural	that are li	through not high the	ew dev h visual or adve	elopmen amenity erse effec LT	t of a high value a ct on the IR	gh qual and, bas local c	ity design. However, the site currently conta sed on the risk that this could be lost as a re character cannot be entirely ruled out at this	r enhancing the loc ins several trees sult of new stage. 8a, 8b				
townscape 8 Cultural	that are lidevelopm 50m east	through no kely of high nent, a min	ew deven visual or advertile Point in the (elopmen I amenity erse effed LT Grade II*	t of a high value a ct on the IR Listed I	gh qual and, bas local o M Building	ity design. However, the site currently contains the risk that this could be lost as a recharacter cannot be entirely ruled out at this SP2, SP10, EN3, EN4, EN5, EN6, DS3 of 'Ryshworth Hall'. New development at this adverse effect on the setting of this sensitive.	r enhancing the loc ins several trees sult of new stage. 8a, 8b partial-greenfield				
townscape 8 Cultural	that are li developm 50m east site with t	through no kely of high nent, a minute of the site tree covera	ew deven visual or adverse P is the (age cou	elopmen I amenity erse effect LT Grade II* Id potent LT	t of a high value a ct on the IR Listed I tially lea IR	gh qual and, bas local o M Building d to an	ity design. However, the site currently contased on the risk that this could be lost as a recharacter cannot be entirely ruled out at this SP2, SP10, EN3, EN4, EN5, EN6, DS3 g 'Ryshworth Hall'. New development at this adverse effect on the setting of this sensitiv SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	r enhancing the loc ins several trees sult of new stage. 8a, 8b partial-greenfield e heritage asset. 9a – 9d				
townscape 8 Cultural heritage	50m east site with t	through no kely of high nent, a minute of the site cree coveration of the would	ew deven visual or adversible P is the Green P not had bected	elopmen I amenity erse effec LT Grade II* Id potent LT ve a disc to result	t of a hid value a ct on the IR Listed I ially lea IR cernible in a min	gh qual and, bas and, bas and, bas and and and and and and and and and and	ity design. However, the site currently contased on the risk that this could be lost as a recharacter cannot be entirely ruled out at this SP2, SP10, EN3, EN4, EN5, EN6, DS3 g 'Ryshworth Hall'. New development at this adverse effect on the setting of this sensitiv SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev	r enhancing the locins several trees sult of new stage. 8a, 8b partial-greenfield e heritage asset. 9a – 9d occupation of new				
8 Cultural heritage 9 Air quality	50m east site with t	through no kely of high nent, a min- of the site tree covera nent would ould be exp	ew deven visual or adversible P is the Green P not had bected	elopmen I amenity erse effec LT Grade II* Id potent LT ve a disc to result	t of a hid value a ct on the IR Listed I ially lea IR cernible in a min	gh qual and, bas and, bas and, bas and and and and and and and and and and	ity design. However, the site currently contased on the risk that this could be lost as a recharacter cannot be entirely ruled out at this SP2, SP10, EN3, EN4, EN5, EN6, DS3 g 'Ryshworth Hall'. New development at this adverse effect on the setting of this sensitive SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and	r enhancing the locins several trees sult of new stage. 8a, 8b partial-greenfield e heritage asset. 9a – 9d occupation of new				
townscape	that are lidevelopm 50m east site with t Developm homes we associate Site is with railway st	through no kely of high nent, a minute of the site cree coveration of the site cree coveration ould be expected with home than 400m of the site of the	ew dev h visual or adve P is the 0 ge cou P not ha pected nes and P of multi ssflatts,	elopmen I amenity erse effect LT Grade II* Id potent LT ve a disc to result I transpo LT ple bus s is 750m	t of a high value a ct on the IR IR Istally lea IR cernible in a min ort move IR IR IR stops with south-early south-early in the IR IR IR IR IR IR IR IR IR IR IR IR IR	gh qual and, base local of M Building d to an M impact nor increments. H th frequences. Site	ity design. However, the site currently contained on the risk that this could be lost as a recharacter cannot be entirely ruled out at this SP2, SP10, EN3, EN4, EN5, EN6, DS3 of 'Ryshworth Hall'. New development at this adverse effect on the setting of this sensitive SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing levels SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 untersection including those along Keighley te is very accessible for pedestrians and cycles.	renhancing the locins several trees sult of new stage. 8a, 8b partial-greenfield e heritage asset. 9a – 9d occupation of new els due to pollution 10a – 10d Road. The neares				

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
				rds satisfying Bradford's housing needs, de							
	the minim	num criteria	of pol	icies HO	4 and H	O5 (10	n line with the Local Plan policies. The devel or more homes, or an area of more than 0.5 es to reflect local need.				
12 Accessible	uspecto s	+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
services	The site i	s adjacent	to an a	rea of ke	ey servi	ces and	amenities 430m along Keighley Road.				
		+	Р	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	interactio		he dev	elopmer	nt being	of a sca	community, encouraging participation and cale that may put pressure on local services a				
14 Culture	anor are r	+	P	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4				
& leisure							diverse range of culture and leisure opporto oad and in the centre of Bingley, which is ea				
	1	+/-	Р	LT	IR I	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location v developm	vhere there	are cu potenti	urrently n ally enha	none, an ance cor	d so ar nmunity	ould introduce new potential targets and vict increase in crime at the site cannot be ruled cohesion and wellbeing, or increase natural.	d out. However, new			
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	general h Residents outdoor e	ospital, Bras s at the site	adford would d comr	Royal Int I have go nunity er	firmary. ood acce	ess to a	edical centre, Crossflatts Surgery. Site is 7km diverse range of semi-natural habitats with ich could improve both physical and mental	opportunities for			
17		+	P	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education		est primary eckfoot Sc						arest secondary			
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employme nt	The site would provide residents with good access to a broad range of high quality and diverse employment										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19						al devel	opment would reduce employment opportun				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/055, 110 Main Street	0.02	Existing buildings (commercial)	PDL	7 dwellings	Windfall site (expired planning permission)

Summary of assessment for BI/055:

No major adverse effects have been predicted for the site. As a PDL site, there are opportunities here for achieving biodiversity net gains and improvements to the local character as well as the setting of nearby heritage assets. The site has excellent access to transport and health facilities, with good access to all other services and amenities that would be needed by residents here.

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &		+	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a -3e		
Buildings	Site is P	DL. ALC G					e does not coincide with an MSA.	_		
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	Site is in	FZ1 and i	s not a	t risk of		water				
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							within 100m of the River Aire and the Leeds an in a minor increase in water consumption.	d Liverpool Canal.		
6		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
Biodiversity & geodiversity	current of designat	condition. N	New de ould be	velopme a good	ent here	e would	to be likely that the site is of limited biodiversit be unlikely to result in any discernible effects of deliver biodiversity net gains at the site such as	n a biodiversity		
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a		
7 Landscape & townscape	that new townsca	developm pe charact	ent at ter, suc	the site which has by	would b	e an op orating r	hat appear to be in commercial use. It is considered portunity to enhance the positive influence of the GI elements of high visual amenity value Todevelopment.	he site on the loca		
		+	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	developr	ment here	would l	oe unlike	ely to a	dversel	the site is PDL and comprised of existing building y affect the Conservation Area and could be an character and setting.			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b		
9 Air quality	new hom	nes could r	result ir ansport	n a mino movem	r increa	ase in a owever	pact on an AQMA or CAZ. The construction ar ir pollution in relation to existing levels due to p , it is unknown how the emissions from occupa	ollution associated		
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	railway s	station, Bin	gley, is	225m s	south ea	ast. Site	quent services, including those along Main Stroe is very accessible for pedestrians and genera ycle paths in the local area.			
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
Thousing							wards satisfying Bradford's housing needs, dep ine with the Local Plan policies.	ending on the		
12		+	Р	LT	İR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
Accessible services								ervices and		
		+	Р	LT	IR					
13 Social cohesion	hesion interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							ommunity		
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		

		Effect on SA Objective								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
14 Culture & The site is conveniently located on Main Street in the centre of Bingley, so residents wo										
leisure	to a rang		e and I			nities in	cluding pubs, restaurants, churches, and an ar			
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	an increa	ase in crim	e at the	e site ca	nnot be	ruled o	would introduce new potential targets and victiout. However, new development could potentian natural surveillance, and so could help to comb	lly enhance		
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	of a general Resident outdoor	eral hospit ts at the si	al, Brad te woul nd com	dford Ro d have munity	yal Infii good ad	rmary. ccess to	medical centre, Bingley Medical Centre. Site is a diverse range of semi-natural habitats with on the could improve both physical and mental habitats.	opportunities for		
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
Education	The nearest primary school, Priesthorpe Primary School, is 500m east of the site. The nearest secondary school, Beckfoot School, is 1.3km south-east of the site.									
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	opportur the site,	nities in the as well as	centre slightly	es of Bin further	gley, in afield to	cluding owards	iss to a broad range of high quality and diverse the Bingley Employment Zone approximately of the regional city in the south-east. It is uncerta ployment opportunities at this location.	620m south-east of		
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	location. local eco potential	However, nomy, suc employee	the co ch as b s for lo	nstruction y increas cal busi	on and on sing the nesses	occupat e demar . An imp	elopment would reduce employment opportunition of new homes could have a minor beneficiand for local goods and services and enhancing provement in the built environment could lead to ge further inward investment to help tackle loca	al impact on the the pool of o an improved		

Cottingley

- 1.1.20 There is one Preferred Option site within Cottingley (CO/002).
- 1.1.21 The only significant beneficial effect to be identified for this site is in relation to health (SA Objective 16).
- 1.1.22 A significant adverse effect has been identified for this site is in relation to land and buildings (SA Objective 3). This is due to the loss of >0.4ha of greenfield land.
- 1.1.23 À significant adverse effect has also been identified in relation to the biodiversity and geodiversity (SA Objective 6). The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is related to potential recreation impacts.
- 1.1.24 There is the potential for both positive and negative effects in relation to safety and security (SA Objective 15) for this site.
- 1.1.25 There are a further two sites in Cottingley that are Discounted (CO/001A and CO/010) and one Alternative (CO/011). These are assessed below.

1.1.26

Summary table of effect scores predicted for site options in Cottingley (Preferred Options):

DO rof	Sito			-					-		SA	Obje	ctive	•						
PO lei	Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
CO1/H	CO/002	-	-		+	-		-	-	-	+	+	+	+	+	+/-	++	-	+	+

Ke	V:
VG	у.

Major positive (significant)	++
Minor positive	+
Neutral/negligible	0
Minor negative	-
Major negative (significant)	
Equally positive and negative effects	+/-
Uncertain	?

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CO/002,		Three grazing fields, with a			Preferred Option:
Marchcote Lane	8.45	limited number of trees and hedgerow	Greenfield, Green Belt	155 dwellings	CO1/H

Summary of assessment for CO/002:

The site could deliver a major positive effect for residents on the health SA Objective, as a result of being within the target distances for all necessary health facilities. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local amenities and employment areas. However, access to both primary and secondary schools is somewhat limited due to distance. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. Minor adverse effects were also predicted for cultural heritage due to the adjacent Class II site (West Yorkshire Archaeology) and the Listed Building 45m north-east.

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e		
Buildings							reenfield site. ALC Grade at the site is predomi oincides with sandstone and coal MSAs.	inantly Grade 3,		
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e		
change resilience					rmeable		nd at a low risk of surface water flooding. Howe es, compared to current levels.	ever, development		
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources	approxin		m west				approximately 60m north of two ponds and at it evelopment at the site would be likely to result it			
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	Site is greenfield and therefore could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be									
7 Landscape & townscape	ruled out at this stage. P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site would result in the loss of a large open greenfield area that contains GI elements of potential visual amenity value and also Green Belt land. It would therefore be likely to alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out. It is unclear the extent to which development of this site could alter the local settlement pattern or shape, by extending Cottingley southwards further into the countryside.									
8 Cultural heritage	45m nor the site a at this la to some	th-east of t are two Grange rge greenf	the site ade II L ield site to the	is the G isted Bu could	Brade II uildings potentia	Listed associally resu	SP2, SP10, EN3, EN4, EN5, EN6, DS3 a Class II site (West Yorkshire Archaeology). Building 'Manor Farmhouse and Manor Farm E ated with Stock-a-Close Farmhouse. In each ca ilt in a minor adverse effect on their setting. Thi ilt form adjacent to the site, the topography and	ase, development s would be limited		
9 Air quality	Develop would be associate	ment woul	P d not h to resu mes ar	ult in a n nd transp	ninor in port mo	crease vement		to pollution		
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		

		Effect on S	SA Obje	ctive					
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
							quent services, including those along Airedale		
							2.3km north west. Site is very accessible for per	destrians and	
	Cyclists,	aimougn ir					ycle paths in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,		
		+	Р	LT	IR	Н	HO9, HO10	11a	
11 Housing							wards satisfying Bradford's housing needs, dep		
TTTTOGGTTG							in line with the Local Plan policies. The develo		
							HO5 (10 or more homes, or an area of more than	an 0.5ha), that	
12	specify a	+	P	LT	IIIX and	H	able houses to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
Accessible						1		II.	
services	The nea	rest area o	f key s	ervices	and am	enities	appears to be 500m north in Cottingley centre.		
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion	interaction		the de	velopme	ent beir	ng of a s	ng community, encouraging participation and c scale that may put pressure on local services a ace.		
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure							culture and leisure opportunities in highly acces	sible locations in	
	Cottingle		g a rar			taurant	s, and a gym.	T 45	
	The con	+/-	P 200	LT	IR of now	L	SP1, SP3, SP4, SP16, H09, DS5, CO2 would introduce new potential targets and victi	15a	
15 Safe & secure	location new dev	where ther	e are could p	urrently otentially	none, a y enhar	and so	an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na	out. However,	
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	Residents would be within 500m of the nearest medical centre, Cottingley Surgery. Site is 3.2km north-west of general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the locuntryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.								
17		-	<u>P</u>	LT	IR	H _	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
Education							rimary School is 912m west of the site. The ne	arest secondary	
	SCHOOLIS	+	ottingie P	y Acade	my, is IR	H	outh-east of the site. SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a 18h	
18 Employment	opportur	ld provide	reside centre	nts with es of Shi	good a	ccess to	o a broad range of high quality and diverse emon, with 3 Employment Zones within 4km of the		
	5 7	+	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy		reasing th					could have a minor beneficial impact on the loc d services and enhancing the pool of potential of		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CO/001A, Land off Cottingley	4.04	Two vacant	0 "110 "5"	57 L III	6.
Cliffe Road	1.84	fields	Greenfield, Green Belt	57 dwellings	Discounted

Summary of assessment for CO/001A:

A significant adverse effect has been predicted for the air quality SA Objective as a result of the eastern portion of the site being within the CAZ. This could potentially make achieving air quality improvement targets within the CAZ more difficult. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, educational facilities and employment areas.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site and the small adjacent area of TPO woodland. The loss of the greenfield site would also be likely to have a negative impact on the local landscape and townscape character, as well as cultural heritage with Class II sites and three Listed Buildings in proximity to the site.

		Effect on SA Objective						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings							f greenfield site. ALC Grade at the site is predo oincides with a sandstone MSA.	minantly Grade 3,
		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
4 Climate change resilience	Given the	e size of th	ne site i	n relatio	n to thi	s, it is e	nd around the perimeter at a high risk of surfacexpected that it would be avoided through a car I to an increase in impermeable surfaces, comp	eful layout of
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	could po	se a risk to	water	quality.	Site is	not with	Idjacent to the Site's north-western perimeter. In a GSPZ. Development at the site would be location in relation to existing levels.	Development here expected to result
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	woodland, including 1PO trees, adjoins the site's western perimeter. This could potentially be indirectly affective and development at the site, such as through imposts on tree root zones.							
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National greenfiel be likely form, wh	Parks or A Id that cont to alter the	AONBs. tains G e local t help to	. Howev I element townsca limit the	er, resints of pope and magni	dential otential landsc tude for		s of open d it would therefore esidential built
		-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Listed Buin proximadverse	uilding 'Bai nity to the s effect on tl	rn imme site. In e heir set	ediately each ca tting. Th	east of se, dev is would	New Crelopme d be lim	orkshire Archaeology). 240m east of the site is to a lose Farmhouse'. There are two other Grade II are this large greenfield site could potentially nited to some extent due to the presence of simple sence of screening vegetation.	Listed Buildings result in a minor
			Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	proposed proposed	d CAZ, it is d CAZ. De	therefore the thickness the th	ore likel ent at th	y that to	acces	ct on an AQMA. The site's eastern corner coing s the site, future residents may have to drive the ald make achieving air quality improvement targ construction and occupation of new homes.	rough the
10 Transport	·	+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

		Effect on S	SA Obje	ctive				Mitigation code(s)
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	
	railway s	tation, Sal	taire, is	2.1km	north e	ast. Site	equent services, including those along the B614 e is very accessible for pedestrians and cyclists	
	a lack of	designate	d cycle	paths in	the lo	cal area		T
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an meet the	d tenures of minimum	of the h criteria	nousing a of polic	provide ies HO	ed being 4 and H	wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develon HO5 (10 or more homes, or an area of more that houses to reflect local need.	opment would
12	opcoy c	-	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services		rest area o			and am	enities	appears to be 800m west in Cottingley centre,	putting it just
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the de	velopme	ent beir	ng of a s	ng community, encouraging participation and c scale that may put pressure on local services a ace.	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	Site wou	ld have ex ey, includin	cellent g a rar	access	to a rai	nge of cata	culture and leisure opportunities in highly accests, and a gym.	sible locations in
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where ther	e are o	currently otentiall	none, y enhai	and so nce con	would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na ne.	l out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	north-we Residen countrys	est of a ger ts at the sit ide with op	neral ho te wou portur	ospital, E ld have o nities for	Bradford exceller outdoo	d Royal nt acces r exerci	ttingley Surgery, putting it outside the target dis	hroughout the loca
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education							Primary School, is 287m south of the site. The replaced to the site.	
18 Employment	opportur	nities in the	centre	es of Shi	pley an	id Baild	SP6, SP14, SP16, EC1, EC2, EC3, EC4 o a broad range of high quality and diverse em on, with 3 Employment Zones within 4km of the the south.	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc						could have a minor beneficial impact on the lood services and enhancing the pool of potential	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CO/010, Cottingley Moor Road	0.32	Vacant field	Greenfield, Green Belt	11 dwellings (based on 35 dph)	Discounted

Summary of assessment for CO/010:

The site could deliver major positive effects for residents on the both the health and education SA Objectives, as a result of being within the target distances for all necessary health facilities and both primary and secondary education centres. Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local amenities and employment areas.

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site and the adjacent strip of TPO woodland.

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
O Lond O			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land & Buildings		ment wouldy include					nfield site. ALC Grade at the site is Grade 3 coal MSA.	3, which could
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience		FZ1 and i					ding. However, development could lead to	an increase in
- 107	imponne	-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources					The site	is app	roximately 20m east of Cottingley Beck at in minor increase in water consumption.	
	Develop	-	P	IT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	habitat. I adversel	Running th ly affect the urse, which	rough the woodla	is woodla nd, such	and is Co as throu	ottingley igh imp	of TPO woodland, which is deciduous wood beck. New development at this site could acts on tree root zones. It could also affect value, such as through an increased risk of	indirectly the Beck
7	Develop	ent at thi	P s locatio	LT n would i	IR not result	M tip a di	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
Landscape &	National greenfiel landscap townsca limit the	Parks or A ld and Gre be and tow pe and lan magnitude	AONBs. I en Belt la inscape d dscape d for pote	However, and that, character character ntial effe	, resident in its cur . New de . The site	tial dev rent co evelopn e is adj	scernible effect on any landscape designat elopment at this site would result in the lose ndition, likely makes a positive contribution nent here would therefore be likely to alter the acent to existing residential built form, which tage a minor adverse effect on the local lare.	s of open towards the local the local th would help to
_andscape & cownscape	National greenfiel landscap townsca limit the	Parks or A ld and Gre be and tow pe and lan	AONBs. I en Belt la inscape d dscape d for pote	However, and that, character character ntial effe	, resident in its cur . New de . The site	tial dev rent co evelopn e is adj	elopment at this site would result in the lost ndition, likely makes a positive contribution nent here would therefore be likely to alter t acent to existing residential built form, which	s of open towards the local the local th would help to
Landscape & cownscape B Cultural	National greenfiel landscap townsca limit the townsca	Parks or A Id and Gre be and tow pe and lan magnitude pe cannot O	AONBs. I en Belt la rnscape of dscape of for pote be ruled N/A	However, and that, character character ntial effe out. N/A	, residentin its cur in its cur r. New de r. The site cts, but a	tial dev rent co evelopn e is adja at this s	elopment at this site would result in the lost ndition, likely makes a positive contribution nent here would therefore be likely to alter tacent to existing residential built form, which tage a minor adverse effect on the local large.	s of open towards the local the local th would help to ndscape and
Landscape & cownscape B Cultural	National greenfiel landscap townsca limit the townsca	Parks or A Id and Gre be and tow pe and lan magnitude pe cannot O	AONBs. I en Belt la rnscape of dscape of for pote be ruled N/A	However, and that, character character ntial effe out. N/A	, residentin its cur in its cur r. New de r. The site cts, but a	tial dev rent co evelopn e is adja at this s	elopment at this site would result in the lost ndition, likely makes a positive contribution nent here would therefore be likely to alter tacent to existing residential built form, which tage a minor adverse effect on the local lar	s of open towards the local the local th would help to ndscape and
7 Landscape & cownscape 8 Cultural neritage 9 Air quality	National greenfiel landscap townsca limit the townsca Develop area. Develop would be associated.	Parks or A Id and Gre be and tow pe and lan magnitude pe cannot O ment at the ment woul e expected ed with ho	AONBs. It en Belt la riscape (conditional decape However, and that, character character ntial effe out. N/A uld be ur LT ve a discerning a min transpore	residentin its cur in its cur r. New de r. The site cts, but a N/A Nikely to IR ernible in or increa	tial deverent coevelopme is adjust this significant this significant thin	elopment at this site would result in the lost ndition, likely makes a positive contribution nent here would therefore be likely to alter tacent to existing residential built form, which tage a minor adverse effect on the local lares SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage at SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA. The construction and occupating pollution in relation to existing levels due the site is located 500m west of a CAZ, how	s of open towards the local the local th would help to adscape and None sset or historic 9a – 9d ion of new homes to pollution	
_andscape & ownscape B Cultural neritage	National greenfiel landscap townsca limit the townsca Develop area. Develop would be associated.	Parks or A Id and Gre be and tow pe and lan magnitude pe cannot O ment at the ment woul e expected ed with ho	AONBs. It en Belt la riscape (conditional decape However, and that, character character ntial effe out. N/A uld be ur LT ve a discerning a min transpore	residentin its cur in its cur r. New de r. The site cts, but a N/A Nikely to IR ernible in or increa	tial deverent coevelopme is adjust this significant this significant thin	elopment at this site would result in the lose ndition, likely makes a positive contribution nent here would therefore be likely to alter the accent to existing residential built form, which tage a minor adverse effect on the local lare and service specific stage and service specific stage and service specific stage and service specific specif	s of open towards the local the local th would help to adscape and None sset or historic 9a – 9d ion of new homes to pollution	
Landscape & cownscape B Cultural neritage	National greenfiel landscap townsca limit the townsca Develop area. Develop would be associat scale of Site is w railway s	Parks or Ald and Green and tow pe and lan magnitude pe cannot Oment at the ment would expected ed with hothe develor + ithin 400m	AONBs. It en Belt la riscape de discape de for pote be ruled N/A e site wo P d not have to result mes and pment the P of sever gley, is 1	However, and that, character character out. N/A uld be ur LT Ve a discretion a min transporte site work. LT ral bus st .8km no	, residentin its curtin its cuttin tial deverent coevelopme is adjust this significant this	elopment at this site would result in the lose ndition, likely makes a positive contribution nent here would therefore be likely to alter the accent to existing residential built form, which tage a minor adverse effect on the local lares and services. SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage at SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 an an AQMA. The construction and occupating pollution in relation to existing levels due the site is located 500m west of a CAZ, how to have a discernible impact. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 at services, including those along the B614 trian and bicycle access of the site is good,	s of open towards the local the local the local the would help to ndscape and None sset or historic 9a – 9d ion of new homes to pollution vever due to the 10a – 10d 6. The nearest	

		Effect on S	SA Object	ive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	types an meet the	d tenures minimum	of the ho criteria o	using proof	ovided be s HO4 ar	eing in I nd HO5	ds satisfying Bradford's housing needs, depine with the Local Plan policies. The develo (10 or more homes, or an area of more that houses to reflect local need.	pment would					
12 Accessible	op comy c	+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
services	The near	rest area c	f key se	rvices an	d amenit		ears to be around 600m north-west in Cotti	ngley centre.					
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	interaction	ld situate ion, without er the loca	the dev	elopmen	t being o	f a scale	community, encouraging participation and co e that may put pressure on local services ar	ommunity nd facilities or					
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure		Site would have excellent access to a range of culture and leisure opportunities in highly accessible locations in Cottingley, including a range of pubs, restaurants, and a gym.											
		+/-	Р	LŤ	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new deve	where the	re are cu could pot	rrently notentially of	one, and enhance	so an i	uld introduce new potential targets and victir ncrease in crime at the site cannot be ruled inity cohesion and wellbeing, or increase na	out. However,					
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	general h Resident countrys	nospital, B ts at the si ide with op	radford F te would oportuniti	Royal Infi have exi ies for ou	rmary. cellent ad utdoor ex	ccess to ercise a	ical centre, Cottingley Surgery. Site is 3.2kr of a diverse range of semi-natural habitats thand community engagement, which could indevelopment.	roughout the local					
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
Education							ary School, is 405m south-east of the site. To some site. To some site.	he nearest					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	opportun		centres	of Shiple	ey and B	aildon,	oroad range of high quality and diverse emp with 3 Employment Zones within 4km of the south.						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy		reasing th					ld have a minor beneficial impact on the loc rvices and enhancing the pool of potential e						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CO/011,		Three grazing fields, with a			
Cottingley Cliffe	6.02	limited number of trees and	Greenfield, Green Belt	150 dwellings	Alternative
Road		hedgerow			

Summary of assessment for CO/011:

The site could deliver a major positive effect for residents on the health SA Objective, as a result of being within the target distances for all necessary health facilities.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local amenities and employment areas.

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site and its proximity to a LWS.

		Effect on S	SA Object	ive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e		
Buildings	Development would result in the loss (>0.4ha) greenfield site. Site coincides with coal MSAs.									
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
resilience	Site is in	FZ1 and i	s not at r	isk of su	rface wa	ter floo	ding. However, development could lead to a	n increase in		
resilience	imperme	able surfa	ces, com	pared to	current	levels.				
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources	Cottingle	y Beck is	250m ea	st. Devel	lopment l	here m	ratercourse runs along the eastern perimete ay have an impact on water quality of the un a minor increase in water consumption.			
6	,	-	Р	LT	İR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
Biodiversity & geodiversity	the sites	southern	perimete	r. There	is also Tl	PO woo	odiversity value. The West of Shipley High Nodland within 100m of the site. New develop all ecological connectivity.			
		•	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National greenfiel local tow to limit the townscape	Parks or A d area of p rnscape ar ne magnitu pe cannot	AONBs. In cotential and landsolute for posterior be ruled	However, visual ar cape chapter table to the control of the contro	, resident menity va racter. Th ffects, bu unclear t	tial dev llue and ne site i it at this the exte	scernible effect on any landscape designation elopment at this site would result in the loss of also Green Belt land. It would therefore be it is adjacent to existing residential built form, it is stage a minor adverse effect on the local layent to which development of this site could any southwards further into the countryside.	of a large open likely to alter the which would help andscape and		
I		-	Р	LT	IR	L	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	effects o	n the WHS	are cond the pres	sidered sence of	to be unli existing	ikely, d built fo	s. The site falls within the Saltaire WHS Buff ue to it being approximately 2km south west rm between the site and the WHS, this may	of the site due to		
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
9 Air quality	Development would not have a discernible impact on an AQMA. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements. The site is adjacent to the Shipley/Saltaire CAZ and may make achieving air quality targets more difficult.									
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	Cottingle	y Moor Ro	oad. The	nearest	railway s	tation,	nt services, including those along Cottingley Saltaire, is 2.3km north east. Site is very acc designated cycle paths in the local area.			

		Effect on S	SA Object	ive		•					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an meet the	d tenures minimum	of the ho criteria o	using proof	ds satisfying Bradford's housing needs, dep line with the Local Plan policies. The develo (10 or more homes, or an area of more that houses to reflect local need.	pment would					
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
services	The nea	rest area c	f key se	rvices an	d amenit	ies app	pears to be 500m north east in Cottingley co	entre.			
		+	P	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	interaction		the dev	elopmen	t being of	f a scal	community, encouraging participation and c e that may put pressure on local services a				
4.4.0		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure	Cottingle		ig a rang	e of pub	s, restaui	rants, a	ire and leisure opportunities in highly acces and a gym. Within 1km is Northcliffe Park (w				
		+/-	Р	LT	IR	L	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	15a			
15 Safe & secure	location new dev	he construction and occupation of new homes would introduce new potential targets and victims of crime at a ocation where there are currently none, and so an increase in crime at the site cannot be ruled out. However, ew development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.									
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	of a gene Resident countrys	eral hospit ts at the si ide with op	al, Bradf te would pportuniti	ord Roya have ex es for ou	al Infirma cellent ac utdoor ex	ry. ccess to ercise a	st medical centre, Mornington Clinic. Site is a diverse range of semi-natural habitats the and community engagement, which could in levelopment.	nroughout the loca			
17		-	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education							ary School adjoins the site north western pents is 600m south-east of the site.	erimeter. The			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	opportur		centres	of Shiple	ey and B	aildon,	broad range of high quality and diverse em with three Employment Zones within 4km o the south.				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		creasing th					ld have a minor beneficial impact on the loc rvices and enhancing the pool of potential of				

East Morton

- 1.1.27 One Preferred Option potential housing site has been identified within East Morton (EM/007).
- 1.1.28 There are no significant beneficial effects identified for EM/007. A significant adverse effect has been identified for EM/007 is in relation to land and buildings (SA Objective 3). This is due to the loss of >0.4ha of greenfield land.
- 1.1.29 A significant negative effect has also been identified for the biodiversity and geodiversity SA Objective 6. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is related to potential recreation impacts.
- 1.1.30 There is the potential for both positive and negative effects in relation to safety and security (SA Objective 15) and accessible services (SA Objective 12) for this site.
- 1.1.31 Minor adverse effects were predicted for a range of natural environment themed SA Objectives including biodiversity and geodiversity (SA Objective 6), landscape and townscape (SA Objective 7) and cultural heritage (SA Objective 8), primarily as a result of the impacts of new development on a predominantly greenfield site and due to the potential impact to the setting of historic assets.
- 1.1.32 In East Morton, there are also six alternative sites (EM/002, EM/004, EM/005, EM/009, EM/010 and EM/012) which are assessed below.

Summary table of effect scores predicted for site options in East Morton (Preferred Options):

РО	Sito										SA C	bjed	ctive							
ref	Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
EM1/H	EM/007	-	-		+	-		-	-	-	-	+	+/-	+	+	+/-	+	+	+	+

Key:

Noy.	
Major positive (significant)	++
Minor positive	+
Neutral/negligible	0
Minor negative	-
Major negative (significant)	
Equally positive and negative effects	+/-
Uncertain	?

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/007, High Stead,		Open greenfield site	Predominantly		Preferred
Street Lane	0.79	with a road/track running through it.	greenfield, Green Belt	7 dwellings	Option: EM1/H

Summary of assessment for EM/007:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local amenities, education facilities and employment areas.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a predominantly greenfield site.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings	Site is p	redominan	tly gree	enfield. A	ALC Gra	ade at t	he site is Grade 4 i.e. not BMV. Site coincides	with a sandstone
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
change resilience		FZ1 and is eable surfa					flooding. However, development could lead to els.	an increase in
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources						se in w	rithin 100m of a surface waterbody. Developme ater consumption.	ent at the site
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversity	develop	ment here	could r g proce	educe b ess has	iodivers identifie	sity valued that	ees, and so it could be of some biodiversity value at the site and reduce local ecological connelikely significant effects on the South Pennine I stage.	ectivity.
							SP2, EN1, EN3, EN5, EN6, DS2, DS3 a discernible effect on any landscape designat	
7 Landscape & townscape	Green B townsca landscap	elt land that pe charact pe charactential effects	at, in its er. Nev er. The	current v develo site is a	conditi pment djacen	ion, like here we t to exis	opment at this site would result in the loss of op- ely makes a positive contribution towards the lo- ould therefore be likely to alter the local townso- sting residential built form, which would help to werse effect on the local landscape and townso-	cal landscape and cape and limit the magnitude
•	Green B townsca landscap for poter	elt land that pe charact pe charactential effects	at, in its er. Nev er. The	current v develo site is a	conditi pment djacen	ion, like here we t to exis	ly makes a positive contribution towards the lo ould therefore be likely to alter the local townso sting residential built form, which would help to	cal landscape and cape and limit the magnitude
•	Green B townsca landscap for poter ruled ou There ar marked near roa	elt land that pe characte pe characte pe characte pe characte pe characte pe characte pe characte pe characte pe characte pe characte pe character p	at, in its er. Never. The s, but and P hall Sch base of st Morto	current w develor site is a this sta LT meduled of a wall on to We	t condition condition in the condition i	ion, like here we t to exis inor ade M nents wi en East ton' and	ely makes a positive contribution towards the local townsolould therefore be likely to alter the local townsoloting residential built form, which would help to werse effect on the local landscape and townsolous SP2, SP10, EN3, EN4, EN5, EN6, DS3 within 200m north-west of the site, including 'Cup Morton and West Morton', 'Cup marked rock and 'Cup and groove marked rock between East I ersely affect the setting of these important heritages.	cal landscape and cape and limit the magnitude cape cannot be 8a, 8b arring and groove diacent to wall Morton and West
& townscape 8 Cultural	Green B townsca landscap for poter ruled ou There ar marked near roa Morton'.	elt land that pe characte characte characte characte characte characte characters.	at, in its er. Nev er. The s, but ar P hall Sch base c st Morto lopmer P	current v develor site is a t this sta LT deduled of a wall on to We ht at the	condition condition in the condition condition in the con	ion, like here we t to exis inor adv M lents wi en East ton' and uld adve	ely makes a positive contribution towards the local therefore be likely to alter the local townso sting residential built form, which would help to verse effect on the local landscape and townso length of the local landscape and townso landscape	cal landscape and cape and limit the magnitude cape cannot be 8a, 8b o, ring and groove diacent to wall worton and West tage assets. 9a – 9d
& townscape 8 Cultural	Green B townsca landscap for poter ruled ou There ar marked near roa Morton'.	elt land that pe characte characte characte characte characte characte characte characte characte characters. The three sm rock at the d from East New deverment would characters and the characters are characters.	at, in its er. Never. The s, but a P nall Sch base ce t Morte lopmer P d not h kpected	current v develo site is a this sta LT reduled of a wall on to We at at the LT ave a di d to resu	t condition condition in the condition in the condition in the condition in the condition in the condition in a reserved in the condition in a reserved in the condition in a reserved in the condition in a reserved in the condition in a reserved in the condition in a reserved in the condition in	ion, like here wit to exist inor additional ments with the ments with the ments will adverted in Ments will adverted in Ments will adverted in Ments will adverted in Ments will adverted in Ments will adverted in Ments will adverted in Ments will adverted in Ments will also in Ments will be imparted in M	ely makes a positive contribution towards the local townsolould therefore be likely to alter the local townsolould residential built form, which would help to verse effect on the local landscape and townsolouses effect on the local landscape and townsolouses. SP2, SP10, EN3, EN4, EN5, EN6, DS3 Ithin 200m north-west of the site, including 'Cup Morton and West Morton', 'Cup marked rock a d' 'Cup and groove marked rock between East I ersely affect the setting of these important heritally SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 and an AQMA or CAZ. The construction and crease in air pollution in relation to existing levers.	cal landscape and cape and limit the magnitude cape cannot be 8a, 8b c, ring and groove dijacent to wall Worton and West tage assets. 9a – 9d occupation of new
& townscape 8 Cultural heritage	Green B townsca landscap for poter ruled ou There ar marked near roa Morton'.	elt land that pe characte characte characte characte characte characte characte characte characte characte characte characte characte characters character	at, in its er. Never. The s, but a P nall Sch base ce t Morte lopmer P d not h kpected	current v develo site is a this sta LT reduled of a wall on to We at at the LT ave a di d to resu	t condition condition in the condition in the condition in the condition in the condition in the condition in a reserved in the condition in a reserved in the condition in a reserved in the condition in a reserved in the condition in a reserved in the condition in a reserved in the condition in	ion, like here wit to exist inor additional ments with the ments with the ments will adverted in Ments will adverted in Ments will adverted in Ments will adverted in Ments will adverted in Ments will adverted in Ments will adverted in Ments will adverted in Ments will also in Ments will be imparted in M	ely makes a positive contribution towards the local townsolould therefore be likely to alter the local townsolould residential built form, which would help to verse effect on the local landscape and townsolouses effect on the local landscape and townsolouses. SP2, SP10, EN3, EN4, EN5, EN6, DS3 Ithin 200m north-west of the site, including 'Cup Morton and West Morton', 'Cup marked rock a d' 'Cup and groove marked rock between East I ersely affect the setting of these important heritally SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 and an AQMA or CAZ. The construction and crease in air pollution in relation to existing levers.	cal landscape and cape and limit the magnitude cape cannot be 8a, 8b c, ring and groove dijacent to wall Worton and West tage assets. 9a – 9d occupation of new
& townscape 8 Cultural heritage	Green B townsca landscap for poter ruled ou There an marked near roa Morton'. Develop homes v associat The nea Crossfla	elt land that pe character pe character pe	et, in its er. Never. The s, but an et al. Sch base cost Morto lopmer P d not h expected mes ar p op is 44 m soutl	current v develor site is a this sta this sta LT reduled of a wall on to We at at the LT ave a di d to resu d transp LT 50m awa n. Pedes	IR Monum between IR Scernibult in a roort mo	ion, like here wit to exist inor adventes with the ments with the ments with the ments will advente ments with the ments with the ments with the ments with the ments with the ments and the ments with t	ely makes a positive contribution towards the local therefore be likely to alter the local townso sting residential built form, which would help to verse effect on the local landscape and townso verse effect on the local landscape and townso verse effect on the local landscape and townso verse effect on the local landscape and townso verse effect on the local landscape and townso verse effect on the local landscape and townso verse effect on the local landscape and townso verse effect on the local area. SP2, SP10, EN3, EN4, EN5, EN6, DS3 Which part and groove marked rock between East I ersely affect the setting of these important herificial SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 and crease in air pollution in relation to existing levits. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 TR6 TR6 TR6 TR7 TR7 TR7 TR7	cal landscape and cape and limit the magnitude cape cannot be 8a, 8b a, ring and groove diacent to wall Morton and West tage assets. 9a – 9d occupation of new els due to pollution 10a – 10d ailway station,
& townscape 8 Cultural heritage 9 Air quality	Green B townsca landscap for poter ruled ou There an marked near roa Morton'. Develop homes v associat The nea Crossfla	elt land that pe character pe character pe	et, in its er. Never. The s, but an et al. Sch base cost Morto lopmer P d not h expected mes ar p op is 44 m soutl	current v develor site is a this sta this sta LT reduled of a wall on to We at at the LT ave a di d to resu d transp LT 50m awa n. Pedes	IR Monum between IR Scernibult in a roort mo	ion, like here wit to exist inor adventes with the ments with the ments with the ments will advente ments with the ments with the ments with the ments with the ments with the ments and the ments with t	ely makes a positive contribution towards the local therefore be likely to alter the local townso sting residential built form, which would help to verse effect on the local landscape and townso verse effect on the local landscape and townso verse effect on the local landscape and townso verse effect on the local landscape and townso verse effect on the local landscape and townso verse effect on the local landscape and townso verse effect on the local landscape and townso verse effect on the local landscape and townso verse effect on the local landscape and townso verse effect the setting of these important herifact on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levistations. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 TR6 TR6 TR6 TR6 TR7 TR7 TR7	cal landscape and cape and limit the magnitude cape cannot be 8a, 8b a, ring and groove diacent to wall Morton and West tage assets. 9a – 9d occupation of new els due to pollution 10a – 10d ailway station,
& townscape 8 Cultural heritage 9 Air quality	Green B townsca landscap for poter ruled ou There an marked near roa Morton'. Develop homes v associat The nea Crossfla although	elt land that pe characte characte characte to characte the characte that a left ects to characte the characte that a left ects the characters are three sment would be expedited by the characters are the characters are the characters are the characters are characters.	et, in its er. Never. The s, but an et al. School base of base of the st Morto lopmer P d not h expected mes ar en p op is 4: m soutl genera P minor p of the r criteria	current v develor site is a this sta th	IR Monum betwee est Monsite con IR IR IR IR IR IR IR IR IR IR IR IR IR	ion, like here wit to exist inor adverse so the impartment of the	In the local three setting of these important herical sets on an AQMA or CAZ. The construction and Crease in air pollution in relation to existing levise. SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5, TR6 TR6 TR6 TR6 TR6 TR6 TR6 TR6	cal landscape and cape and limit the magnitude cape cannot be 8a, 8b

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
12 Accessible services							rvices in proximity of the site. However, to acce up to 1.5km south to Bradford Road/Crossflatts	
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the de	velopme	ent beir	ng of a s	ng community, encouraging participation and c scale that may put pressure on local services a ace.	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		ld have go g a pub, ch						e locations,
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where ther	re are c could p	urrently otentiall	none, y enhai	and so	would introduce new potential targets and victing an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase name.	out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b
16 Health	7.6km ea Resident Morton 0	ast of a ge ts at the si Solf Club a ould improv	neral hete would ind the vector the world in the vector in	ospital, d have o local co physica	Airedale exceller untrysical al and m	e Gene nt acces de, with nental h	rossflatts Surgery, putting it outside the target ral Hospital. ss to a diverse range of semi-natural habitats, i opportunities for outdoor exercise and commuealth for the residents of the development.	ncluding East nity engagement,
4-		+	<u>P</u>	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education	school, E		ammar	School,	is 2.5k		rimary School, is 440m south of the site. The net h-east of the site. However, the nearest, non-se	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur	nities in the	centre	s of Kei	ighley a	ınd Bing	o a broad range of high quality and diverse emplicy, including the Crossflatts and Worth Village well as slightly further afield towards the region	e Employment
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		reasing th					could have a minor beneficial impact on the lood services and enhancing the pool of potential of	

Site reference and Name Siz	ize (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/002, Morton Lane	.54	Open field	Greenfield, Green Belt	48 dwellings	Alternative

Summary of assessment for EM/002:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The site has excellent access to education facilities, and good access to all other services and amenities that would be needed by residents here. Being adjacent to the Leeds Liverpool Canal, careful consideration around protecting water quality would be required. As a greenfield site, development here would likely result in minor adverse effects on all the natural environment themed SA Objectives. The site is immediately adjacent to Leeds and Liverpool Canal Conservation Area, the setting of which could be adversely affected as a result of new development.

		Effect on S	SA Objec	ctive					
SA Objective	Baseline trend	Score of effect		Permanence Duration		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e	
Buildings		nent would ide with a N		in the los	s (>0.4ha	a) greer	nfield site. ALC Grade at 90% of the site is 'U	Jrban'. Site does	
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience	is at high be avoide	risk from s	urface a caref	water floo ul layout	oding. Gi of develo	iven the	at risk from surface water flooding however, size of the site in relation to this, it is expect Development could lead to an increase in i	ted that it would	
	- carracco,	-	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources	not coinc		GSPZ.	Developn	nent at th	ne site v	nd so development could pose a risk to water would be expected to result in a minor net in	r quality. Site doe	
6	•	-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
Biodiversity & geodiversit	at the site opposite	e and reduct side of Mor mpacts on	ce local rton La	ecologic ne as we	al conne Il as TPC	ctivity. trees.	value. New development here could reduce There are areas of TPO woodland 15m from GI at the site could adversely affected by de wetland habitat directly adjacent to the sites	the site on the evelopment	
	pominoto							T = -:	
7		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
Landscape &	Developr National land, and adjacent	nent at this Parks or A0 I it would th to existing	location ONBs. erefore resider	n would in would in would in would in work in	not result , resident to adver form, wh	t in a dis tial deve rsely alt ich wou	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designation elopment at this site could result in the loss er the local townscape and landscape charald help to limit the magnitude for potential erand townscape cannot be ruled out.	on, including of open greenfield acter. The site is	
Landscape &	Developr National land, and adjacent stage a n	nent at this Parks or A0 I it would th to existing ninor adver	location ONBs. erefore resider se effe	on would in However be likely intial built ct on the	not result , residen to adver form, wh local lan IR	t in a distial devolution devolution to the distribution of the di	scernible effect on any landscape designation elopment at this site could result in the loss er the local townscape and landscape charalld help to limit the magnitude for potential end townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3	on, including of open greenfield acter. The site is ffects, but at this	
Landscape & townscape 8 Cultural	Developr National land, and adjacent stage a n The north this open Developr	ment at this Parks or A0 I it would th to existing ninor adver ern perime	location ONBs. erefore resider se effe P eter of t site wo	n would i However be likely ntial built ct on the LT he site ac	not result , residen to adver form, wh local lan IR djoins wit kely to re	t in a distial devolutial devolution to discape Month the Location are sulting a discapite of the content of th	scernible effect on any landscape designation elopment at this site could result in the loss er the local townscape and landscape charalled help to limit the magnitude for potential erand townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 eeds and Liverpool Canal Conservation Are an adverse effect on the setting of this heritation in no discernible impacts on any other heritation.	on, including of open greenfield acter. The site is ffects, but at this 8a, 8b a. Development a ge asset. age assets such	
Landscape & townscape 8 Cultural	Developr National land, and adjacent stage a n The north this open Developr as Listed	ment at this Parks or A0 I it would th to existing ninor adver - nern perime greenfield ment at the Buildings.	location ONBs. erefore resider se effe P eter of t site wo site wo	however be be likely hial built i ct on the LT he site acould be likely	not result , residen to adver form, wh local lan IR djoins wit kely to re kpected t	t in a distial devolution to devolute the devolution to devolute the d	scernible effect on any landscape designation elopment at this site could result in the loss er the local townscape and landscape charalled help to limit the magnitude for potential erand townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 eeds and Liverpool Canal Conservation Are an adverse effect on the setting of this heritation in on discernible impacts on any other heritations.	on, including of open greenfield acter. The site is ffects, but at this 8a, 8b a. Development at ge asset. age assets such	
Landscape & townscape B Cultural heritage	Developr National land, and adjacent stage a n The north this open Developr as Listed The cons on air qua	ment at this Parks or A(I it would th to existing ninor adver - nern perime greenfield ment at the Buildings.	locatic ONBs. erefore resider se effe Peter of t site wo site wo P d occup air poll	on would in However to be likely itial built in ct on the LT he site accould be likely ould be expected by the could be e	not result , residen to adver form, wh local lan IR djoins wit kely to re kpected t	t in a distital deversely altrich wou dscape Mth. the Louis sult in a coresult Mellings a	scernible effect on any landscape designation elopment at this site could result in the loss er the local townscape and landscape charalled help to limit the magnitude for potential erand townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 eeds and Liverpool Canal Conservation Are an adverse effect on the setting of this heritation in no discernible impacts on any other heritation in the site would be expected to have a minor whomes and transport movements. Develop	on, including of open greenfield acter. The site is ffects, but at this 8a, 8b a. Development a ge asset. age assets such 9a, 9b r adverse impact	
Landscape & lownscape B Cultural neritage 9 Air quality	Developr National land, and adjacent stage a n The north this open Developr as Listed The cons on air qui impact or	ment at this Parks or A(I it would th I it would th I it would th I it would th I it would th I it would th I it would th I it would th I it would th I it would the I it	locatic ONBs. erefore resider se effe Peter of t site wo site wo P d occup air poll or CA.	on would in However to be likely tial built in the LT the site accould be likely ould be expected by the site accould be likely to be site account to a site	not result , residen to adverence form, wh local lan IR djoins wite kely to re kpected t IR new dwe cociated t	t in a distial devices alternative would be competed by the Legistra with the Legistra with the Legistra with new M	scernible effect on any landscape designation elopment at this site could result in the loss er the local townscape and landscape charalld help to limit the magnitude for potential erand townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 eeds and Liverpool Canal Conservation Are an adverse effect on the setting of this heritation in on discernible impacts on any other herital sp7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 the site would be expected to have a mino whomes and transport movements. Develop	on, including of open greenfield acter. The site is ffects, but at this 8a, 8b a. Development a ge asset. age assets such 9a, 9b r adverse impact oment would not	
Landscape & townscape 8 Cultural heritage 9 Air quality	Developr National land, and adjacent stage a n The north this open Developr as Listed The cons on air qui impact or	ment at this Parks or A(I it would th I to existing ninor adver enern perime greenfield ment at the Buildings. - struction an ality due to n an AQMA + is within 30 ne nearest r	locatic ONBs. erefore resider se effe Peter of t site wo site wo P d occup air poll or CA. P Om of r callway	bin would in However to be likely intial built inct on the LT the site accould be likely intial be likely intial be likely intial be likely intial be expected by LT to be accounted by the likely intial be expected by LT to be accounted by the likely intial be expected by the likely intial built inti	not result , residen to advei form, wh local lan IR djoins wit kely to re kpected t IR new dwe cociated v IR us stops Crossflatt	t in a distial devices alternative transfer of the transfer of	scernible effect on any landscape designation elopment at this site could result in the loss er the local townscape and landscape charalld help to limit the magnitude for potential erand townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 eeds and Liverpool Canal Conservation Are an adverse effect on the setting of this heritation in on discernible impacts on any other heritation in the site would be expected to have a minor whomes and transport movements. Develop SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 equent services, including those on Morton Lem south. Site is accessible for pedestrians at the vicinities.	on, including of open greenfield acter. The site is ffects, but at this 8a, 8b a. Development a ge asset. age assets such 9a, 9b r adverse impact oment would not 10b ane and Keighley	
7 Landscape & townscape 8 Cultural heritage 9 Air quality 10 Transport	Developr National land, and adjacent stage a n The north this open Developr as Listed The cons on air qui impact or The site i Road. Th	ment at this Parks or A(I it would th to existing ninor adver - nern perime greenfield ment at the Buildings struction an ality due to n an AQMA + is within 30 ne nearest recom design	locatic ONBs. erefore resider se effe Peter of t site wo site wo P d occup air poll or CA P Om of r railway pated or	bin would in However to be likely itial built in the LT he site accould be likely ould be expected by the LT better the station of ution assonation assona	not result , resident to adveit form, wh local lan IR djoins with cely to recepted to IR new dwe cociated to IR us stops Crossflatt s in the in	t in a distial deviresely altich wou dscape Methods and Methods an	scernible effect on any landscape designation elopment at this site could result in the loss er the local townscape and landscape charald help to limit the magnitude for potential end townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 eeds and Liverpool Canal Conservation Are an adverse effect on the setting of this heritation in o discernible impacts on any other heritation in one with the site would be expected to have a minor whomes and transport movements. Develop SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 equent services, including those on Morton Lem south. Site is accessible for pedestrians at the vicinities. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	on, including of open greenfield acter. The site is ffects, but at this 8a, 8b a. Development at ge asset. age assets such 9a, 9b r adverse impact oment would not 10b ane and Keighley and cyclists, which	
Landscape & townscape 8 Cultural heritage 9 Air quality	Developr National land, and adjacent stage a n The north this open Developr as Listed The cons on air qua impact or The site in Road. The	ment at this Parks or A(I it would th to existing ninor adver - nern perime greenfield ment at the Buildings struction an ality due to n an AQMA + is within 30 ne nearest recom design	locatic ONBs. erefore resider se effe P eter of t site wo site wo P d occup air poll or CA P Om of r ailway nated co P a mino	bin would in However to be likely intial built in ct on the LT he site accould be likely ould be expected by the could be	not result, resident to adverse form, who local land IR djoins with kely to respected to IR less to sociated with the interest of the interest in the interest	t in a distial devisely altich wou dscape Methods with the Lisult in a coresult Mellings a with new Mellings a Mellings a with new Mellings a with	scernible effect on any landscape designation elopment at this site could result in the loss er the local townscape and landscape charalld help to limit the magnitude for potential erand townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 eeds and Liverpool Canal Conservation Are an adverse effect on the setting of this heritat in no discernible impacts on any other heritat in no discernible impacts on any other heritat in no expected to have a mino whomes and transport movements. Develop SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 equent services, including those on Morton Letter south. Site is accessible for pedestrians at the vicinities. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	on, including of open greenfield acter. The site is ffects, but at this 8a, 8b a. Development a ge asset. age assets such 9a, 9b r adverse impact oment would not 10b ane and Keighley and cyclists, which	

		Effect on S	SA Objec	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility Certainty		Mitigating or enhancing Local Plan policies	Mitigation code(s)
12 Accessible services							to a diverse range of services and amenities nin 800m of the site.	in highly
		+	Р	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	communi		on, with	out the d	evelopm	ent beir	within an existing community, encouraging properties on local states and place.	
14 Culture		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
& leisure	recreation		ities in I	nighly acc	cessible l		ellent access to a diverse range of cultural, le is in the centre of Crossflatts. Open leisure s	
		+/-	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	15a
15 Safe & secure	at a locat new deve	ion where t	there and	re current tentially e	tly none, enhance (and so commu	ach would introduce new potential targets an an increase in crime at the site cannot be ru nity cohesion and wellbeing, or increase nate	led out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	The site in The site is outdoor e	s not the ta would provi	arget dis ide new d comn	stance of resident nunity en	a hospita s with ex gagemer	al, the cocellent	Centre in Crossflatts,350m south east. closest of which is Airedale General Hospital, access to a diverse range of semi-natural hartunities, which could improve both physical a	bitats and
17		++	Р	LŤ	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education					1.2km so		nool, is 300m south east of the site. The near he site. Both are within target distance.	
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employme nt		00m south					ployment opportunities in Crossflatts (Crossl ss the Business Development Zones and Em	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	economy for local b	by increas	ing the	demand proveme	for local nt in the l	goods a	ne site could have a minor beneficial impact of and services and enhancing the pool of pote vironment could lead to an improved attractivent.	ntial employees

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/004, Street Lane	2.50	Open greenfield site (field)	Predominantly greenfield, Green Belt	66 dwellings	Alternative

Summary of assessment for EM/004:

Major adverse effects were predicted for the cultural heritage SA Objective, due to the site's proximity to several heritage assets. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local amenities, education facilities and employment areas. Minor adverse effect is predicted on the health SA Objective as the site is outside the target distance for both hospitals and GP's.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a predominantly greenfield site.

		Effect on SA Objective						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings	Develop sandstor		d result i	n the los	ss (>0.4h	ia) green	field site. Western section of the site coinc	ides with a
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience		FZ1 and i able surfa					ling. However, development could lead to a	an increase in
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							100m of a surface waterbody. Developme consumption.	nt at the site
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversity							and so it could be of some biodiversity value the site and reduce local ecological conne	
-		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designat	7a, 7b
7 Landscape & townscape	National Green B townsca landscap	Parks or A elt land that pe characted that the characted it is a larger than the characted that is a larger than the characted in the characted in the characted is a larger than the characted i	AONBs. at, in its of ter. New er. The s	However current of develop lite is ad	r, new de condition, ment her jacent to	evelopme , likely m re would existing	ent at this site would result in the loss of op akes a positive contribution towards the lo- therefore be likely to alter the local townso- residential built form, which would help to e effect on the local landscape and townso-	en greenfield and cal landscape and ape and limit the magnitude
			_	ΙT	IR		000 0040 540 544 545 540 000	
	Thorogr		Р			M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Farmhou '3-6, The and grod sites eas	use and at Square'. ove marke	sted Build tached b There ar d rock at neter also	dings with arn and the also the base of ajoins with th	thin 100r former caree Ancaree of a wa with the	n of the sottage', 'ient School all between	site, including Grade II Listed Buildings 'Gr Barn approximately 7m west of Green End eduled Monuments within 400m of the site en East Morton and West Morton' which is ton Conservation Area. New development ge assets.	een End Farmhouse' and including 'Cut, ring 220m west. The
heritage	Farmhou '3-6, The and groot sites eas adversel	use and at e Square'. ove marked stern perim y affect the	sted Build tached b There ar d rock at neter also e setting P	dings with arn and re also the base of ajoins of these LT	hin 100r former c iree Anc e of a wa with the importa	m of the sottage', 'ient Scholler Schol	site, including Grade II Listed Buildings 'Gr Barn approximately 7m west of Green End eduled Monuments within 400m of the site en East Morton and West Morton' which is rton Conservation Area. New development ge assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	een End Farmhouse' and including 'Cut, ring 220m west. The at the site could
	Farmhou '3-6, The and groot sites eas adversel Develop homes w	use and atterned and atterned as the second	ted Build tached by There are drock at neter also be setting P drot har expected	dings with arn and arn and the also the base of these LT ve a discount of the second to result	thin 100r former conree Ancome of a wawith the importa	m of the sottage', 'ient Scholl between East Monnt herita	site, including Grade II Listed Buildings 'Gr Barn approximately 7m west of Green End eduled Monuments within 400m of the site en East Morton and West Morton' which is rton Conservation Area. New development ge assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and a use in air pollution in relation to existing level	een End Farmhouse' and including 'Cut, ring 220m west. The at the site could 9a – 9d occupation of new els due to pollution
heritage	Farmhou '3-6, The and groot sites eas adversel Develop homes w	use and attended and attended	ted Build tached by There are drock at neter also be setting P drot har expected	dings with arn and arn and the also the base of these LT ve a discount of the second to result	thin 100r former conree Ancome of a wawith the importa	m of the sottage', 'ient Scholl between East Monnt herita	site, including Grade II Listed Buildings 'Gr Barn approximately 7m west of Green End eduled Monuments within 400m of the site en East Morton and West Morton' which is fron Conservation Area. New development ge assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 In an AQMA or CAZ. The construction and of	een End Farmhouse' and including 'Cut, ring 220m west. The at the site could 9a – 9d occupation of new els due to pollution
heritage	Farmhou '3-6, The and grod sites eas adversel Develop homes v associat The site Crossfla	use and atterment would be ead with hour is within 4 tts, is 2.2k	ted Build tached by There are directed as the setting P directed mes and P 00m of be misouth-	dings with arn and re also the base of these LT ve a discount transpour LT bus stops east. Power and transpour LT bus stops east. Power and transpour LT bus stops east. Power and transpour LT bus stops east. Power and transpour LT bus stops east. Power LT bus stops east. Power LT bus stops east. Power LT bus stops east.	thin 100r former conree Ancome of a was with the limportal IR cernible in a minimum mover IR solocated edestriar	m of the soutage', 'ient Schell between East Monnt herita M mpact or or increaments. H on Otleyn access	site, including Grade II Listed Buildings 'Gr Barn approximately 7m west of Green End eduled Monuments within 400m of the site en East Morton and West Morton' which is ton Conservation Area. New development ge assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 In an AQMA or CAZ. The construction and ise in air pollution in relation to existing level	een End Farmhouse' and including 'Cut, ring 220m west. The at the site could 9a – 9d occupation of new els due to pollution 10a – 10d y station,

		Effect on	SA Object	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	types an meet the	d tenures minimum	of the ho	ousing proof policies	rovided b s HO4 a	eing in I and HO5	Is satisfying Bradford's housing needs, dep ine with the Local Plan policies. The develo (10 or more homes, or an area of more tha houses to reflect local need.	pment would				
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible services	provide s	some serv	ices inclu	uding Ea	st Morto	n Comm	is in proximity of the site. East Morton (400r iunity Shop. However, to access a broader radford Road/Crossflatts.					
		+	Р	ĹT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	interaction		t the dev	elopmer	nt being o	of a scale	ommunity, encouraging participation and co e that may put pressure on local services ar					
4.4.0		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	Site would have good access to a range of culture and leisure opportunities in highly accessible locations, including a pub, church, and outdoor leisure spaces in East Morton, 400m south of the site. Leisure facilities include East Morton Golf Club which is 500m south west from the site.											
		+/-	Р	LT	IR	L	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	15a				
15 Safe & secure	location new dev	where the	re are cu could po	irrently n tentially	one, and enhance	d so an ii commu	lld introduce new potential targets and victir ncrease in crime at the site cannot be ruled nity cohesion and wellbeing, or increase na	out. However,				
		-	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Airedale Resident East Mor	General H ts at the si rton Golf (lospital. te, howe Club and	Both of to ever, wou the loca	these he uld have I country	alth facil excellen side, wit	sflatts Surgery. Site is 7.6km east of a gene ities are outside the target distance. t access to a diverse range of semi-natural h opportunities for outdoor exercise and cod mental health for the residents of the deve	habitats, including				
		+	P _.	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education	school, E		ammar S	School, is	s 2.2km s	south-ea	ry School, is 400m south of the site. The ne st of the site. However, the nearest, non-se	lective secondary				
18 Employment	opportun	nities in the	ecentres	of Keigl	hley and	Bingley,	SP6, SP14, SP16, EC1, EC2, EC3, EC4 broad range of high quality and diverse emp including the Crossflatts and Worth Village as slightly further afield towards the regions	Employment				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		reasing th					ld have a minor beneficial impact on the loc rvices and enhancing the pool of potential e					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/005, Cliff		Greenfield with trees,			
Delph, Morton	2.6	buildings, and an access	Greenfield / Greenbelt	69 dwellings	Alternative
Lane		road			

Summary of assessment for EM/005:

The site has excellent access to education facilities, and good access to all other services and amenities that would be needed by residents here.

As a greenfield site, development here would likely result in minor or major adverse effects on all the natural environment themed SA Objectives. 80% of the site is occupied by priority deciduous woodland habitat and TPO woodland, and as such major adverse effects have been predicted for this habitat as it will likely be cleared for the development. No other major adverse effects predicted for the site.

		Effect on S	A Objec	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land & Buildings	boundary whether e site and s	could provexisting bui	ide op ldings v nent he	portunitie will be re ere may r	s for reusused at t	sing str this sta	de with a MSA. Existing buildings and the rouctures or construction materials, however, ge. A small section of the site coincides with orted by the relevant studies, potential involves.	is it unclear a former landfill
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	extent wh	nich is high	risk fro through	om surfac n a carefu	e water f ıl layout	looding of deve	at risk from surface water flooding however, B. Given the size of the site in relation to this, lopment. Development could lead to an incr	it is expected that
E 10/-4		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							coincide with a GSPZ. Development at the sonsumption at each location in relation to cu	
6	'		Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversit	woodland clearance	d; this sens	itive ec	ological a	area coul	d be ad	value. 80% of the site is TPO woodland and dversely affected by development at this site v development here could reduce biodiversit	in terms of
у	and reduced		ologica	l connect		/elopme	ent at this site would not affect any national	or internationally
У	designate	ed sites.	Р	l connect	IR	/elopme	ent at this site would not affect any national of SP2, EN1, EN3, EN5, EN6, DS2, DS3	or internationally 7a, 7b
7 Landscape & townscape	Developn National I land, incli	ed sites.	P location ONBs. area of r. The s	LT on would in However woodlandsite is adjacet	IR not result , resident d and it was	/elopmed M t in a distial devould the existing	ent at this site would not affect any national	7a, 7b on, including of open greenfield townscape and mit the magnitude
7 Landscape &	Developm National I land, includant landscape for potent ruled out.	ed sites. - nent at this Parks or A0 uding and a e character tial effects,	P location DNBs. area of r. The solution	LT m would in However woodlandsite is adjustified that the stage	IR not result, resident d and it vacent to a minor	M t in a distial devivould the existing	SP2, SP10, EN3, EN4, EN5, EN6, DS3 Scernible effect on any landscape designation elopment at this site could result in the loss herefore be likely to adversely alter the local presidential built form, which would help to like effect on the local landscape and townscates.	7a, 7b on, including of open greenfield townscape and mit the magnitude ape cannot be
7 Landscape &	Developm National I land, incli landscape for potent ruled out. The Leed site. Development	ed sites. - nent at this Parks or A0 uding and a e character tial effects, - Is and Live elopment a asset. Deve	P location ONBs. area of r. The s but at P rpool C t this opelopme	LT on would i However woodland site is adjuthis stage LT canal Con pen green nt at the	IR not result, resident d and it vacent to e a minor IR nservation ifield site site woul	M t in a distilated would the existing advers M n Area is would d be ex	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designation elopment at this site could result in the loss herefore be likely to adversely alter the local presidential built form, which would help to like effect on the local landscape and townscape.	7a, 7b on, including of open greenfield townscape and mit the magnitude ape cannot be 8a, 8b coundaries of the e setting of this
7 Landscape & townscape	Developm National I land, included in the landscape for potent ruled out. The Leed site. Development age a heritage a	ed sites.	P location ONBs. P location of the state of	LT on would it However woodland site is adjuthis stage LT canal Con pen green nt at the stade Build LT	IR not result , resident d and it v acent to e a minor IR ISERVATION ISERVAT	M t in a distillation tial devivould the existing advers M n Area if would do be executed by M M M	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designation elopment at this site could result in the loss perefore be likely to adversely alter the local presidential built form, which would help to like effect on the local landscape and townscated is within 300m of the eastern and southern the likely to result in an adverse effect on the local landscape and townscated is within 300m of the eastern and southern the likely to result in an adverse effect on the spected to result in no discernible impacts or ead Ancient Monuments. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	7a, 7b on, including of open greenfield townscape and mit the magnitude ape cannot be 8a, 8b coundaries of the e setting of this n any other
7 Landscape & townscape	Developm National I land, includant included out. The Leed site. Development included out. The conson air quarters in the conso	ed sites.	P location ONBs. area of r. The subut at subut subut at subut s	LT on would in However woodlandsite is adjusted in LT canal Conpen green at the sted Build LT cation of lution ass	IR not result , resident d and it v acent to e a minor IR ISERVATION ISERVAT	M t in a distillation of the control	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designation elopment at this site could result in the loss herefore be likely to adversely alter the local presidential built form, which would help to like effect on the local landscape and townscars is within 300m of the eastern and southern be likely to result in an adverse effect on the local landscape and townscars is within 300m of the eastern and southern be likely to result in an adverse effect on the local form of the likely to result in an adverse effect on the local form of the likely to result in the likely to result in the likely to result in the likely to result in the likely to result in the likely to result in the likely to result in the likely to result in the likely to result in the likely to result in the likely to result in the likely to result in the likely to result in the likely to result in the likely to result in the likely to result in the likely to result in the local landscape and townscally likely to result in the local landscape and townscally likely to result in the local landscape and townscally likely to result in the local landscape and townscally likel	7a, 7b on, including of open greenfield townscape and mit the magnitude ape cannot be 8a, 8b coundaries of the e setting of this n any other 9a, 9b r adverse impact
7 Landscape & townscape 8 Cultural heritage 9 Air quality	Developm National I land, includant included out. The Leed site. Development included out. The conson air quarters in the conso	ed sites.	P location ONBs. area of r. The subut at subut subut at subut s	LT on would in However woodlandsite is adjusted in LT canal Conpen green at the sted Build LT cation of lution ass	IR not result , resident d and it v acent to e a minor IR ISERVATION ISERVAT	M t in a distillation of the control	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designation elopment at this site could result in the loss perefore be likely to adversely alter the local presidential built form, which would help to like effect on the local landscape and townscated in the local landscape and townscated in the local landscape and townscated in the local landscape and townscated in the local landscape and townscated in the local landscape and townscated in the likely to result in an adverse effect on the local landscape in the likely to result in an adverse effect on the local landscape in the likely to result in no discernible impacts or landscape and landscape in the likely to result in the likely to result in the likely landscape and southern the likely to result in no discernible impacts or landscape and landscape and landscape and townscape and landscape and townscape and townscape and townscape and landscape and townscape and landscape a, 7b on, including of open greenfield townscape and mit the magnitude ape cannot be 8a, 8b coundaries of the e setting of this n any other 9a, 9b r adverse impact	
7 Landscape & townscape 8 Cultural heritage	Developm National I land, incluidandscape for potent ruled out. The Leeds site. Developm heritage a heritage a impact or The site i Road. Th	ed sites.	P location ONBs. area of r. The subut at a subut at a subut at a subut at a subut at a subut at a subut at a subut at a subut at a subut at a subut at a subut at a subut at a subut a	LT on would in However woodland site is adjust this stage and Conpen green at the sted Build LT pation of lution ass Z. LT multiple b station, C	IR not result, resident d and it vacent to de a minor IR neservation of the site would lings or Size woul	M t in a distial devivould the existing advers M n Area i e would do be exected M ellings a with neventh of the with fress, is 1.2	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designation elopment at this site could result in the loss perefore be likely to adversely alter the local residential built form, which would help to like effect on the local landscape and townscars. SP2, SP10, EN3, EN4, EN5, EN6, DS3 is within 300m of the eastern and southern be likely to result in an adverse effect on the local section of the likely to result in an adverse effect on the local Ancient Monuments. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 at the site would be expected to have a mino whomes and transport movements. Develop	7a, 7b on, including of open greenfield townscape and mit the magnitude ape cannot be 8a, 8b oundaries of the e setting of this n any other 9a, 9b r adverse impact oment would not 10b ane and Keighley

		Effect on S	A Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		could make					wards satisfying Bradford's housing needs, in	ncluding a mix of				
12	Trodoning t	+	Р	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
Accessible services	The site of accessible 400m to 1	e locations	resider in the	nts here e centre of	xcellent a Crossfla	access tts, with	to a diverse range of services and amenities in 800m of the site. East Morton also provide	in highly es some services				
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	communi		on, with	nout the d	levelopm	ent beir	within an existing community, encouraging ng of a scale that may put pressure on local and place.					
440 1		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	The site would provide new residents here with excellent access to a diverse range of cultural, leisure and recreation opportunities in highly accessible locations in the centre of Crossflatts. Open leisure spaces include East Morton Golf Club 300m west.											
		+/-	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	15a				
15 Safe & secure	at a locat	The construction and occupation of new homes at each would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	The site in The site in outdoor e	The nearest GP surgery is the GP Satellite Medical Centre in Crossflatts, 500m south east. The site is not the target distance of a hospital, the closest of which is Airedale General Hospital, 8km north-east. The site would provide new residents with excellent access to a diverse range of semi-natural habitats and outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.										
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education							ool, is 400m south east of the site. The near he site. Both are within the desired target dis					
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employme nt		00m south					ployment opportunities in Crossflatts (Cross ss the Business Development Zones and En					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	economy for local b	by increas	ing the	demand proveme	for local nt in the l	goods a	ne site could have a minor beneficial impact of and services and enhancing the pool of pote vironment could lead to an improved attractive ent.	ntial employees				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/009, Morton Lane	3.40	90% Open field, with an existing farm building	Greenfield / Greenbelt	80 dwellings	Alternative

Summary of assessment for EM/009:

No major adverse effects have been predicted for the site.

The site has excellent access to education facilities, and good access to all other services and amenities that would be needed by residents here. Being adjacent to the Leeds Liverpool Canal, careful consideration around protecting water quality would be required.

As a greenfield site, development here would likely result in minor adverse effects on all the natural environment themed SA Objectives. The site is immediately adjacent to Leeds and Liverpool Canal Conservation Area, the setting of which could be adversely affected as a result of new development.

		Effect on S	SA Objec	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty		Mitigation code(s)
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land & Buildings	opportun		sing st				Existing buildings within the site boundary naterials, however, is it unclear whether exis	
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience		tirely withir able surfac		npared to	current		face water flooding. Development could lead	
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	not coinc		GSPZ.	Developr	nent at th	ne site v	nd so development could pose a risk to water would be expected to result in a minor net inc evels.	
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversit y	at the site	e and reduc	ce local rton La	l ecologic ne as we	al conne	ctivity.	value. New development here could reduce lefter are areas of TPO woodland 15m from GI at the site could adversely affected by de	the site on the
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National land, and adjacent	Parks or A0 I it would th to existing	ONBs. erefore resider	However be likely ntial built	, resident to adver form, whi	tial deve sely alt ich wou	scernible effect on any landscape designatio elopment at this site could result in the loss of er the local townscape and landscape chara Id help to limit the magnitude for potential eff and townscape cannot be ruled out.	of open greenfield cter. The site is
		-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	this open Developr	greenfield	site wo	ould be lik	cely to re	sult in a	eeds and Liverpool Canal Conservation Area an adverse effect on the setting of this herita in no discernible impacts on any other herita	ge asset.
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b
9 Air quality	on air qua		air poll	lution ass			t the site would be expected to have a minor v homes and transport movements. Develop	
40		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10b
10 Transport	Road. Th	e nearest r	ailway	station, 0	Crossflatt	s, is 1.1	equent services, including those on Morton Likm south. Site is accessible for pedestrians amediate vicinities.	ane and Keighley and cyclists,
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing		could make types as red					wards satisfying Bradford's housing needs, i	ncluding a mix of
	3	+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a

		Effect on S	SA Objec	tive							
SA Objective	Reversib Duration Duration Duration Duration Duration Duration	Mitigating or enhancing Local Plan policies	Mitigation code(s)								
12 Accessible services							to a diverse range of services and amenities in 800m of the site. East Morton also provide				
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	communi	nent at the ty interaction or could alt	on, with	out the d	evelopm	ent beir	within an existing community, encouraging and of a scale that may put pressure on local stand place.	participation and services and			
14 Culture		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
& leisure	recreation		ities in l	nighly acc	cessible l		ellent access to a diverse range of cultural, le is in the centre of Crossflatts. Open leisure s				
		+/-	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	15a			
15 Safe & secure	at a locat	ion where	there a	re current tentially e	tly none, enhance	and so commu	ach would introduce new potential targets an an increase in crime at the site cannot be ru nity cohesion and wellbeing, or increase natu	led out. However,			
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	The site i east. The outdoor e	The nearest GP surgery is the GP Satellite Medical Centre in Crossflatts, 400m south east. The site is not the target distance of a hospital, the closest of which is Airedale General Hospital, 7.8km northeast. The site would provide new residents with excellent access to a diverse range of semi-natural habitats and outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.									
17		++	Р	LŤ	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education							nool, is 400m south east of the site. The near he site. Both are within target distance.	est secondary			
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employme nt		00m south					ployment opportunities in Crossflatts (Crossf ss the Business Development Zones and Em				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	economy for local b	by increas	ing the	demand proveme	for local nt in the l	goods a	ne site could have a minor beneficial impact of and services and enhancing the pool of pote vironment could lead to an improved attractive	ntial employees			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/010, Land off		• • • • • • • • • • • • • • • • • • • •			
Hawthorne Way	3.94	Open fields	Greenfield / Greenbelt	104 dwellings	Alternative

Summary of assessment for EM/010:

The site has excellent access to education facilities, and good access to all other services and amenities that would be needed by residents here.

As a greenfield site, development here would likely result in minor adverse effects on all the natural environment themed SA Objectives. The site is immediately adjacent to Leeds and Liverpool Canal Conservation Area, the setting of which could be adversely affected as a result of new development.

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

3 Land & Buildings Development would result in the loss (>0.4ha) greenfield site. Site does not coincide with a MSA. P LT IR M SP4, SP8, SP9, HO2, TR5 Development would result in the loss (>0.4ha) greenfield site. Site does not coincide with a MSA. P LT IR M SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7 Site is entirely within FZ1. Majority of the site is not at risk from surface water flooding however, the	Mitigation code(s) 3a, 3b, 3c, 3d, 3e								
Buildings Development would result in the loss (>0.4ha) greenfield site. Site does not coincide with a MSA. - P LT IR M SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7 Site is entirely within FZ1. Majority of the site is not at risk from surface water flooding however, the	3a, 3b, 3c, 3d, 3e								
4 Climate Site is entirely within FZ1. Majority of the site is not at risk from surface water flooding however, the									
4 Climate shange Site is entirely within FZ1. Majority of the site is not at risk from surface water flooding however, the									
Site is entirely within FZ1. Majority of the site is not at risk from surface water flooding however, the	4a – 4e								
extent (north east corner) which is low risk from surface water flooding. Given the size of the site in it is expected that it would be avoided through a careful layout of development. Development could increase in impermeable surfaces, compared to current levels.	relation to this,								
	5a – 5e								
5 Water resources Site not within 100m of a waterbody. Site is 120m west of Morton Beck. Site does not coincide with Development at the site would be expected to result in a minor net increase in water consumption a in relation to current levels.	n a GSPZ.								
	6a – 6h								
and priority deciduous woodland; this sensitive ecological area could be adversely affected by deversity site in terms of impact on root zones. Additionally, new development here could reduce biodiversity	Site is greenfield and could be of some biodiversity value. The sites southern boundary adjoins to TPO woodland and priority deciduous woodland; this sensitive ecological area could be adversely affected by development at this site in terms of impact on root zones. Additionally, new development here could reduce biodiversity value at the site and reduce local ecological connectivity. Development at this site would not affect any national or								
Development at this location would not result in a discernible effect on any landscape designation, National Parks or AONBs. However, residential development at this site could result in the loss of county land, and it would therefore be likely to adversely alter the local townscape and landscape character adjacent to existing residential built form, which would help to limit the magnitude for potential effect on the local landscape and townscape cannot be ruled out.	open greenfield er. The site is								
	8a, 8b								
8 Cultural heritage The Leeds and Liverpool Canal Conservation Area surrounds the site, its closest point being 100m development boundary. Development at this open greenfield site would be likely to result in an adv the setting of this heritage asset. Development at the site would be expected to result in no discern any other heritage assets such as Listed Buildings or Scheduled Ancient Monuments.	erse effect on								
	9a, 9b								
9 Air quality The construction and occupation of new dwellings at the site would be expected to have a minor account on air quality due to air pollution associated with new homes and transport movements. Development impact on an AQMA or CAZ.									
	10b								
Transport The site is within 300m of multiple bus stops with frequent services, including those on Morton Landard Road. The nearest railway station, Crossflatts, is 1.3km south east. Site is accessible for pedestrial which benefits from designated cycle paths in the immediate vicinities.									
+ P LT IR M SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	11a								
The site could make a minor positive contribution towards satisfying Bradford's housing needs, incl	luding a mix of								
housing types as required by Local Plan policies.									

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Mitigating or enhancing Local Plan policies	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
12	The site of	offers new	resider	nts here e	xcellent	access	to a diverse range of services and amenities	in highly					
Accessible							n south of the site. East Morton also provides	some services,					
services	including	a Commur		1				1					
40.0 : 1	D -	+	. P	LT	IR .	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	communi	ty interaction	on, with	nout the d	levelopm	ent beir	within an existing community, encouraging ng of a scale that may put pressure on local and place.						
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
14 Culture							ellent access to a diverse range of cultural, le						
& leisure		recreation opportunities in highly accessible locations in the centre of Crossflatts. Open leisure spaces include East Morton Golf Club 400m west. There is also an area of open space directly adjacent to the site, which											
		ion Goif Ci a children's			nere is a	aiso an	area of open space directly adjacent to the s	ite, wnich					
	IIICIUUES (1	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,						
		+/-	Р	LT	IR	М	DS3, DS4	15a					
secure	new deve		ould po	tentially e	enhance	commu	an increase in crime at the site cannot be ru nity cohesion and wellbeing, or increase nat						
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	The site in The site is outdoor e	The nearest GP surgery is the GP Satellite Medical Centre in Crossflatts, 650m south east. The site is not the target distance of a hospital, the closest of which is Airedale General Hospital, 8km north-east. The site would provide new residents with excellent access to a diverse range of semi-natural habitats and outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.											
		+	P	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17 Education							ry School, is 350m north west of the site. The n south of the site, which is just outside the c						
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employme nt	Residents Zone is 8 in Keighle	00m south	would west).	l have go Resident	od acces ts can als	s to em	ployment opportunities in Crossflatts (Cross ss the Business Development Zones and Em	flatts Employment inployment Zones					
	- 3	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	economy for local b	by increas	d occu sing the . An im	demand proveme	new hom for local nt in the	es at the goods a built en	ne site could have a minor beneficial impact of and services and enhancing the pool of pote vironment could lead to an improved attractive	on the local ntial employees					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/012, Carr	0.00	Fields, including golf course,	0	400 darallia aa	A 14 4 is
Lane	6.09	some buildings and car park	Greenfield / Greenbelt	160 dwellings	Alternative

Summary of assessment for EM/012:

The site has good access to education facilities, and good access to all other services and amenities that would be needed by residents here.

As a greenfield site, development here would likely result in minor adverse effects on all the natural environment themed SA Objectives. The site is immediately adjacent to Leeds and Liverpool Canal Conservation Area and close to a number of Listed Buildings. The setting of these heritage assets could be adversely affected as a result of new development.

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration Reversibility		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e					
3 Land & Buildings	>0.4ha of	f greenfield ark within t	site. A	small are boundar	ea in the y could p	of East south or	Morton Golf Course. Development would resolve the site coincides with sandstone MSA. Exopportunities for reusing structures or constructures o	sult in the loss of isting buildings					
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience	Site is entirely within FZ1 and is not at risk from surface water flooding. Development could lead to an increase in impermeable surfaces, compared to current levels.												
		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e					
5 Water resources	with a GS		opmen	t at the si	te would	be exp	orth west of Leeds and Liverpool Canal. Site ected to result in a minor net increase in wat	does not coincide					
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 value. The sites eastern boundary adjoins to	6a – 6h					
Biodiversity & geodiversit y	ecologica are two T the site a	al areas cou PO trees lo	uld be a ocated local e	adversely 90m sou cological	affected th east of	by dev	nat is priority deciduous woodland habitat. The elopment at this site in terms of impact on role. New development here could reduce biod velopment at this site would not affect any not approximately.	ot zones. There iversity value at					
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
7 Landscape & townscape	National land, and adjacent	Parks or Ao it would th to existing	ONBs. erefore resider	However be likely ntial built	, residen to advei form, wh	tial deversely alt ich wou	scernible effect on any landscape designation elopment at this site could result in the loss of er the local townscape and landscape chara ald help to limit the magnitude for potential ef and townscape cannot be ruled out.	of open greenfield cter. The site is					
		-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
8 Cultural heritage	Listed Bu result in a result in r	iildings with an adverse	nin 300 effect ole imp	m of the son the se	site in Ea tting of th	ist Mort nese he	adjoins the sites north eastern boundary. The on. Development at this open greenfield site ritage asset. Development at the site would e assets such as Scheduled Ancient Monumer	would be likely to be expected to					
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b					
9 Air quality	on air qua		air pol	lution ass			t the site would be expected to have a minor w homes and transport movements. Develop						
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10b					
Transport	Lane, wh		ectly ad	jacent to	the site.	The ne							
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing		The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.											

		Effect on S	A Objec	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
12		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
Accessible services	located in	nmediately	north o	of the site	e. East M	orton pi	to a diverse range of services and amenities ovides a Community Shop, but residents made a broader range of shops.				
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	communi		on, with	out the c	developm	ent beir	within an existing community, encouraging of a scale that may put pressure on local and place.				
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure	recreation East Mor the devel	n opportuni ton. It is un opment is	ties in clear a comple	highly ac t this stag te, but ot	cessible I ge how m her outdo	location nuch of oor leisu	ellent access to a diverse range of cultural, less in the centre of Crossflatts (700m south eat the existing East Morton Golf Course will be use spaces residents would have access to it east of the site.	ast) as well as in operational after			
		+/-	Р	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	15a			
15 Safe & secure	at a locat	ion where t	there a	re curren tentially e	tly none, enhance	and so commu	ach would introduce new potential targets ar an increase in crime at the site cannot be ru nity cohesion and wellbeing, or increase nat	led out. However,			
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	The site i east. The outdoor e	s not the ta	arget dis provid d comr	stance of e new re nunity en	a hospita sidents w gagemer	al, the o	Centre in Crossflatts, 750m south east. closest of which is Airedale General Hospital ellent access to a diverse range of semi-naturunities, which could improve both physical a	ıral habitats and			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education	The near		ary sch				ry School, is 100m north of the site, also loca chool is 1.7km south of the site, which is just				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employme nt		km south v					ployment opportunities in Crossflatts (Cross s the Business Development Zones and Emp				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	economy for local b	by increas	ing the	demand proveme	for local nt in the l	goods : built en	ne site could have a minor beneficial impact or and services and enhancing the pool of pote vironment could lead to an improved attractivent.	ntial employees			

Keighley

- 1.1.33 Forty six Preferred Option potential housing sites and three Preferred Option employment sites have been identified within Keighley.
- 1.1.34 Significant adverse effects in relation to climate change resilience (SA Objective 4) have been identified for sites KY/064, KY/065A and KY/134A. This is due to potential flood risk which could be addressed through measures such as Sustainable Drainage Systems and by exploring alternative site layouts to avoid the highest risk areas.
- 1.1.35 Significant negative effects in relation to biodiversity & geodiversity (SA Objective 6) have been identified for a number of sites. This is largely due to the HRA Screening process, which has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is principally related to potential recreation impacts.
- 1.1.36 For some sites, more localised potential adverse effects have been identified. It may be possible to avoid or reduce these by incorporating green infrastructure and enhancing the biodiversity value of outdoor amenity spaces and local ecological connectivity, whilst meeting biodiversity net gain requirements.
- 1.1.37 Significant negative effects in relation to cultural heritage (SA Objective 8) have been identified for KY/003A and KY/175 due to potential effects on the setting of nearby heritage assets. This may be addressed through the design process of any future development to ensure that any likely significant adverse effects are avoided.
- 1.1.38 Site KY/083 is the only site expected to give rise to a major negative effect in relation to water resources (SA Objective 5).
- 1.1.39 A significant beneficial effect has been identified in relation to land & buildings (SA Objective 3) for sites KY/027 and KY/136 as these sites are located on brownfield land and comprise land with an Agricultural Land Classification (ALC) Grade of 'Urban'. The majority of the sites are greenfield and therefore are predicted to have a significant adverse effect on this SA Objective.
- 1.1.40 Significant beneficial effects have been identified in relation to transport (SA Objective 10) for sites KY/060, KY/064, KY/083, KY/099, KY/101and KY/172. Site KY/070/071 is the only site which negatively (minor) in relation to transport.
- 1.1.41 Significant beneficial effects have been predicted in relation to accessibility to services (SA Objective 12) for site KY/182.
- 1.1.42 Significant beneficial effects have been identified in relation to social cohesion (SA Objective 13) for sites KY/009A, KY/012, KY/015, KY/017, KY/027, KY/164A, KY/167 and KY/172.
- 1.1.43 Significant beneficial effects have been identified in relation to health (SA Objective 16) for sites KY/025, KY/027, KY/029a, KY/049, KY/056, KY/057, KY/064, KY/065A, KY/073, KY/075, KY/081, KY/083, KY/092, KY/099, KY/125, KY/133, KY/134A, KY/136, KY/159A, KY/167, KY/172 and KY/182.
- 1.1.44 Significant beneficial effects have been identified in relation to education (SA Objective 17) for sites KY/025, KY/027, KY/060, KY/070/071, KY/073, KY/075, KY/083, KY/092, KY/099, KY/101, KY/125, KY/136, KY/138, KY/158, KY/167 and KY/182. Sites KY/043, KY/046 and KY/054 are the only sites with the potential to negatively (minor) affect the education SA objective.
- 1.1.45 With respect to the potential employment sites, significant negative effects in relation to land and buildings (SA Objective 3), climate change resilience (SA Objective 4), water resources (SA Objective 5) and cultural heritage (SA Objective 8) have been identified for site EM31.
- 1.1.46 Significant beneficial effects in relation to employment (SA Objective 18) and economy (SA Objective 19) has been identified for all potential employment sites.
- 1.1.47 In Keighley, in relation to housing sites there are also four Alternative options (KY/009, KY/021, KY/105 and KY/151). There are four Discounted options (KY/002, KY/028, KY/053 and KY/095). These are assessed below.

Summary table of effect scores predicted for site options in Keighley (Preferred Options):

	table of effect scores predicted for site options in Keighley (Preferred Options): SA Objective																			
PO ref	Site	1	2	3	1	5	6	7				11		12	14	15	16	17	10	10
KY1/H	KY/003A	1	2	3	4	Э	b 	-	8	9	10	11	12	13		15	16 +	17 +	18	19 +
								-	0	-					+					
KY2/H KY3/H	KY/009A KY/012		-		+				0	-	+	+	-	++		+/-	+	++	+/-	+
		-	-	+/-	+	-		+	_	-	+	+	+/-	++	+	+/-	+	+	+	+
KY4/H	KY/015	-	-		+	-		+	0	-	+	+	+/-	++	?	+/-	+	++	+	+
KY5/H	KY/017	-	-	-	+	-		+/-	0	-	+	+	+/-	++	+	+/-	+	++	+	+
KY6/H	KY/019	-	-		+	-		-	0	-	+	+	+/-	+	+	+/-	+	++	+	+
KY7/H	KY/021B	-	-		+	-		-	0	-	+	+	-	+	+	+/-	+	++	+/-	+
KY8/H	KY/022	-	-	+/-	-	-		+	0	-	+	+	-	+	+	+/-	+	+	+/-	+
KY9/H	KY/024B	-	-	+/-	+	-		-	0	-	+	+	+/-	+	+	+/-	+	+	+	+
KY10/H	KY/025	-	-		-	-		-	0	-	+	+	+	+	+	+/-	++	++	+	+
KY11/H	KY/027	-	-	++	+	-		+	0	-	+	+	+	++	+	+/-	++	++	+	+
KY12/H	KY/029a	-	-		+	-		-	0	-	+	+	+/-	+	+	+/-	++	+	+/-	+
KY13/H	KY/029b	-	-		+	-		-	0	-	+	+	+/-	+	+	+/-	+	+	+/-	+
KY14/H	KY/043	-	-		-	-		-	-	-	+	+	+	+	+	+/-	+	-	+	+
KY15/H	KY/046	-	-		-	-		-	-	-	+	+	+	+	+	+/-	+	-	+/-	+
KY16/H	KY/047	-	-	+/-	+	-		-	0	-	+	+	+	+	+	+/-	+	+	+	+
KY17/H	KY/049	-	-	+/-	+	-		-	-	-	+	+	+	+	+	+/-	++	+	+	+
KY18/H	KY/054	-	-		+	-		-	0	-	+	+	-	+	+	+/-	+	-	+/-	+
KY19/H	KY/056	-	-		+	-		-	0	-	+	+	-	+	+	+/-	++	+	+/-	+
KY20/HC	KY/057	-	-		+	-		-	0	-	+	+	-	+	+	+/-	++	+	+	+
KY21/HC	KY/059	-	-		+	-		-	0	-	+	+	+	+	+	+/-	+	+	+	+
KY22/H	KY/060	-	-		+	-		-	0	-	++	+	+	+	+	+/-	+	++	+	+
KY23/H	KY/064	-	-	-		-		+	+	-	++	+	+	+/-	+	+/-	++	+	+/-	+
KY24/H	KY/065A	-	-			-		-	0	-	+	+	+	+/-	+	+/-	++	+	+	+
KY25/H	KY/069A	-	-		+	-		-	0	-	+	+	+	+	+	+/-	+	+	+	+
KY26/H	KY/070/071	-	-	-	+			-	0	-	-	+	+	+	+	+/-	+	++	+	+
KY27/H	KY/073	-	-	-	-	-		-	0	-	+	+	+	+	+	+/-	++	++	+	+
KY28/H	KY/075	-	-	-	-	-		+	0	-	+	+	+	+	+	+/-	++	++	+	+
KY29/H	KY/081	-	-		-	-		-	0	-	+	+	+	+/-	+	+/-	++	+	+	+
KY30/H	KY/083	-	-	+/-	-			+	+	-	++	+	+	+	+	+/-	++	++	+	+
KY31/H	KY/092	_	-	-	_	-		-	_	_	+	+	+	+	+	+/-	++	++	+	+
KY32/H	KY/099	-	-	_	+	_		-	0	-	++	+	+	+	+	+/-	++	++	+	+
KY33/H	KY/101	-	-	-	+	-		-	0	-	++	+	+	+	+	+/-	+	++	+	+
KY34/H	KY/125			+/-	+	_		+	0	-	+	+	+	+	+	+/-	++	++	+	+
KY35/H	KY/133				-	-			-		+	+	-	+	+	+/-	++	+	+/-	+
KY36/H	KY/134A			-				-	0	_	+	+	_	+	+	+/-	++	+	+/-	+
KY37/HC	KY/134A KY/136			++	+			-	0	-	+	+	+	+	+	+/-	++	++	+	+
KY38/H	KY/138			+	+	-		+	0		+	+	+	+	+	+/-	+	++	+	+
KY39/H	KY/158								-											
KY40/H			-	+/-	+	-		+	0	-	+	+	+	+	+	+/-	+	++	+	+
KY42/HC	KY/159A		-	-	+	-		-	0	-	+	+	-	+	+	+/-	++	+	+	+
	KY/164A			- /	+	-		-	-	-	+	+		++	+	+/-	+	+	+/-	+
KY43/H	KY/167	-	-	+/-	+	-		+	0	-	+	+	+	++	+	+/-	++	++	+	+
KY44/H	KY/172	-	-	+/-	+	-		+	-	-	++	+	+	++	+	+/-	++	+	+/-	+
KY45/HC	KY/175	-	-	-	+	-		-		-	+	+	-	+	+	+/-	+	+	+	+
KY46/H	KY/182	-	-	-	+	-		-	-	-	+	+	+	++	+	+/-	++	++	+	+
KY47/H	KY/183	-	-	+/-	+	-		-	0	-	+	+	+	+	+	+/-	+	+	+	+

Summary table of effect scores predicted for employment sites in Keighley (Preferred Options):

PO ref	Site	SA	SA Objective																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
KY49/E	EM31	-	-				-	-		-	+	0	+	0	0	+/-	0	+	++	++
KY50/E	EM32	-	-		-	-	-	-	-	-	+	0	+	0	0	+/-	0	+	++	++

Key:

Major positive (significant)	++
Minor positive	+
Neutral/negligible	0
Minor negative	
Major negative (significant)	
Equally positive and negative effects	+/-
Uncertain	?

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/003A, Hollins Lane	0.51	Vacant field bordered by trees and gardens.	Greenfield	16 dwellings	Preferred Option: KY1/H

Summary of assessment for KY/003A:

Major adverse effects have been predicted for the site's impact on the cultural heritage SA Objective due to its location 60m south-east of Whinburn Registered Park/Garden, within which are three Grade II Listed Buildings, and its proximity to a listed building. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, education facilities and employment areas.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a greenfield site with adjacent TPO woodland and trees.

		Effect on	SA Obje	ctive										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e						
Buildings		ment woul with an M		t in the l	oss of :	>0.4ha	of greenfield site. ALC Grade at the site is 'Urb	an'. Site does not						
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e						
change resilience		n FZ1 and i eable surfa					flooding. However, development could lead to els.	an increase in						
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e						
resources						ise in w	vithin 100m of a surface waterbody. Developme ater consumption.	ent at the site						
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f						
6 Biodiversity & geodiversity	at the sit east and which co The HRA	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Site is bordered by TPO woodland and trees along the north east and north west site boundaries, and deciduous woodland priority habitat along the south east site boundary, which could be adversely affected by development at the site such as through impacts on tree root zones. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.												
	are mgg	-	P	IT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b						
7 Landscape & townscape	National greenfie townsca	Parks or A Id that, in it pe charact pe charact ntial effects	AONBs ts curre ter. Nev er. The	. Howevent cond w develo site is a	er, resi ition, lik opment adjacen	dential kely ma here w t to exis	a discernible effect on any landscape designated development at this site would result in the loss kes a positive contribution towards the local law ould therefore be likely to alter the local towns of the sidential built form, which would help to werse effect on the local landscape and towns of the local landscape and towns of the local landscape.	s of open ndscape and cape and limit the magnitude						
			Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b						
8 Cultural heritage	Develop sensitive 15m nor	ment at the historic a th-east of	is open rea, alt the site etting o	greenfice though the contract of the contract	eld site nis wou Grade II eritage a	could p ld be lir Listed asset w	Park/Garden, within which are three Grade II Lepotentially result in an adverse effect on the semited by the presence of screening vegetation. Building 'Guidestone at junction with Barr Hounuld be likely to be altered by development at increase.	etting of this se Lane, opposite this greenfield site.						
		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d						
9 Air quality	homes v		xpected	d to resu	ılt in a r	ninor in	act on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levels.							
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d						
	Site is a	round 450	m from				ng the B6265, which have a frequent service. Taccessible for pedestrians and cyclists, althou							
10 Transport	station,						accessible for pedestrians and cyclists, aithor	igh there is a lack						

		Effect on S	SA Obje	ctive										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
	Site coul	d make a	minor	ositive	contribu	ution to	wards satisfying Bradford's housing needs, dep	ending on the						
	meet the	minimum	criteria	a of polic	ies HO	4 and F	g in line with the Local Plan policies. The develon HO5 (10 or more homes, or an area of more that he houses to reflect local need.							
12	op comy c	-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a						
Accessible services		ts would no		travel up	to 1.6	km sou	th-east towards the centre of Keighley to acces	s a range of local						
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a						
13 Social cohesion	interaction		the de	evelopme	ent beir	ng of a s								
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a						
leisure		Site would have excellent access to a range of culture and leisure opportunities in highly accessible locations in Keighley, including pubs, a church and Keighley Rugby Union Football Club.												
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a						
15 Safe & secure	location new dev	where the	re are o could p	currently otentiall	none, y enha	and so nce con		l out. However,						
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b						
16 Health	The site Resident countrys	is 3.2km s ts at the si ide with op	outh-e te wou portur	ast of a ld have nities for	genera excelle outdoo	I hospitant acces	ery, North Street Surgery, putting it outside the al, Airedale General Hospital. ss to a diverse range of semi-natural habitats the and community engagement, which could in the development.	nroughout the local						
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c						
Education							hool is 1.15km south-east of the site. The near st of the site.	est secondary						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
18 Employment	opportur	nities in the	centre	e of Keig	hley, ir	cluding	o a broad range of high quality and diverse empleechcliffe Employment Zone approximately regional city in the south-east.							
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
19 Economy		reasing th					could have a minor beneficial impact on the loc d services and enhancing the pool of potential							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/009A, Black Hill Lane	0.89	Agricultural	Greenfield, Green Belt	28 dwellings	Preferred Option: KY2/H

Summary of assessment for KY/009A:

The site could deliver a major positive effect for residents on the education SA Objective, as a result of being within the target distance for both primary and secondary education facilities.

Minor positive effects were predicted for some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and health facilities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site with an adjacent strip of TPO trees. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings		ment woul t the site is					reenfield site. Site coincides with a sandstor	ne MSA. ALC
4 Climate	Orace a	+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience		FZ1 and i					ding. However, development could lead to a	n increase in
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							n 100m of a surface waterbody. Developmen consumption.	nt at the site
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	at the sit could be The HRA	e and redu adversely	ice local affected g proces	ecologic by deve s has ide	al conne lopment entified th	ctivity. at the s at likel	value. New development here could reduce North-west corner of the site adjoins strip of site such as through impacts on tree root zo y significant effects on the South Pennine Mage.	TPO trees, which nes.
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National greenfiel landscap townsca limit the	Parks or A Id and Gre De and tow pe and lan	ONBs. I en Belt la nscape o dscape o for pote	However and that, characte characte ntial effe	, resident in its cur r. New de r. The site	tial dev rent co evelopn e is adj	scernible effect on any landscape designation elopment at this site would result in the loss undition, likely makes a positive contribution nent here would therefore be likely to alter the acent to existing residential built form, which tage a minor adverse effect on the local land	of open towards the local ne local n would help to
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop area.	ment at the	e site wo	uld be ui	nlikely to	have a	discernible effect on a sensitive heritage as	set or historic
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes v	ment woul vould be ex ed with ho	kpected t	o result	in a mino	r increa	n an AQMA or CAZ. The construction and case in air pollution in relation to existing leve	ccupation of new ls due to pollution
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	nearest	railway sta	tion, Kei	ghley, is	2.2km ea	ast. Ped	uent service, including that along Braithwaite destrian access of the site would require mireral lack of designated cycle paths in the located control of the control of the located co	nor improvement;
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an meet the	d tenures minimum	of the ho criteria d	using proof	ovided be s HO4 ar	eing in I nd HO5	ds satisfying Bradford's housing needs, depoine with the Local Plan policies. The develo (10 or more homes, or an area of more tha houses to reflect local need.	pment would

		Effect on S	SA Object	ive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
services		ts would no		avel up to	o 1.3km s	south-e	ast into the centre of Keighley to access a r	ange of local					
		++	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	without o	disrupting of	cohesive oment be	ness of e	existing c scale tha	ommur	nin an existing community in an area of high nity, encouraging participation and commun out pressure on local services and facilities	ity interaction,					
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure		Site would have good access to a range of culture and leisure opportunities including a church and numerous outdoor leisure spaces.											
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.												
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b					
16 Health	outside t Resident countrys	the target of ts at the si ide with op	distance. te would oportuniti	The site have executed the site of the sit	is 3.3km cellent ad utdoor ex	south- ccess to ercise a	orth Street Surgery and Farfield Group Practive ast of a general hospital, Airedale General or a diverse range of semi-natural habitats thand community engagement, which could indevelopment.	I Hospital. roughout the local					
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
Education		/ Family C	atholic S	chool, is	1.2km n	orth-ea	nool, is 612m south of the site. The nearest st of the site.						
18 Employment	opportur Zones w south-ea	nities in the hich are b	centres oth withir er, it is u	of Keigh 2km ea ncertain	nley and last of the the the exter	Bingley site, as	SP6, SP14, SP16, EC1, EC2, EC3, EC4 broad range of high quality and diverse empty, including the Beechcliffe and Worth Villages well as slightly further afield towards the relation the loss of agricultural land could impact	e Employment egional city in the					
19 Economy	The cons	+ struction a creasing th	P nd occup e deman lowever,	LT pation of ad for loc	IR new hom al goods	and se	SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the loc rvices and enhancing the pool of potential e to which the loss of agricultural land could	employees for					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/012, Whinfield Drive	1.24	Vacant land	Brownfield	39 dwellings	Preferred Option: KY3/H

Summary of assessment for KY/012:

This PDL site could be an efficient use of land, subject to effects on the MSA being ruled out. The site offers good access to key health facilities, employment areas, sustainable transport options (although the nearest railway station is 2.2km east), and particularly good access to schools. Residents may need to travel up to 2km east into the centre of Keighley to access a broader range of services and facilities, such as a supermarket, with only a limited number of small local shops and pubs in proximity to the site. The site falls within the South Pennine Moors SSSI/SPA/SAC Impact Risk Zone. However, due to the scale of the potential housing development on this site, it is unlikely that Natural England would need to be consulted. The development of this site would be an opportunity to deliver biodiversity net gain. No significant adverse effects have been predicted.

		Effect on S	A Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &		+/-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3e		
Buildings	KY/012 is PDL and so would constitute and efficient use of land depending on the potential impacts on the Sandstone MSA it coincides with. ALC Grade at the site is 'Urban'.									
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e		
resilience	Site is en	tirely withir	FZ1 a	nd is not	at risk of	surfac	e water flooding.			
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a - 5e		
5 Water resources							is not within 100m of a surface water body. I ase in water consumption at the site in relati			
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
6 Biodiversity & geodiversity	the biodiv	ersity valualla alls within	e of the	e site and uth Penni	their role ne Moors	e in the SSSI/	ited biodiversity value, could be an opportun local ecological networks. SPA/SAC Impact Risk Zone. However, due unlikely that Natural England would need to I	to the scale of		
		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	would res						amenity value adjacent to existing residentia bly be an opportunity to enhance their contrib			
8 Cultural		0	n/ a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
heritage	Developn areas.	nent at the	site wo	ould be ex	kpected to	o result	in no discernible impacts on heritage assets	s or historic		
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	constructi	ion and oco rease in air	cupatio	n of new	homes a	t the sit	in no discernible impacts on an AQMA or C te, which is currently vacant, would be expec evels due to pollution associated with homes	ted to result in a		
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	nearest ra The site is	ailway stati	on, Ke cessibl	ighley, is e for ped	2.2km ea estrians.	ast. They a				
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing		could make ypes as red					wards satisfying Bradford's housing needs, i	ncluding a mix of		
12		+/-	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
Accessible services							in proximity to the site. However, to access need to travel up to 2km east into the centre			
		++	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		

		Effect on S	A Objec	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure		nd leisure	offering		sible in th	ne cent	e spaces, including pubs, restaurants, and p re of Keighley, although this is up to 2km eas	st of the site.				
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	that curre at a locat new deve	ently appea ion where t	r to atti here a ould po	act fly-tip re curren tentially e	pping. Ho tly none, enhance o	wever, and so commu	ne risk of anti-social behaviour or crime at the it could introduce new potential targets and an increase in crime cannot be ruled out. At nity cohesion and wellbeing, or increase nat	victims of crime the same time,				
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	south-ease The site of	st. Airedale would provi	Gener de resi and co	al Hospit dents wit ommunity	al is appr h good a engager elopmen	oximat ccess t nent op	surgery, the nearest being St Andrew's Surgely 4km north. o a diverse range of semi-natural habitats wipportunities, which could improve both physic	th opportunities cal and mental				
17 Education		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
TT Eddodion	Site is 35						1.3km south west of Holy Family Catholic S					
18 Employment	+ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b The site would provide residents with excellent access to a broad range of employment opportunities in Keighley, including the Worth Village and Hard Ings/Beechcliffe Employment Zones nearby as well as the local Business Development Zones.											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	economy for local b	by increas	ing the . An im	demand proveme	for local nt in the b	goods ouilt en	ne site could have a minor beneficial impact or and services and enhancing the pool of pote vironment could lead to an improved attractivent.	ntial employees				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/015, Braithwaite Avenue	5.07	Site is a mix of vacant greenfield land, with areas of concrete outdoor sports pitches and PDL (former school).	Mix of PDL and greenfield	173 dwellings	Preferred Option: KY4/H

Summary of assessment for:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

The site offers good access to employment areas, health facilities, sustainable transport options (although the nearest railway station is 2.2km east), and excellent access to schools. The site could be an opportunity to deliver biodiversity net gains and improvements to the local character, depending on the implementation of development. Depending on the layout of development, in relation to the distribution of PDL and greenfield within the site, it could be an efficient use of land.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d
3 Land & Buildings	Site is a in the los with an M	s of >0.4ha	and gr of gre	eenfield a enfield si	and so we te. Howe	ould no ver, the	t be an entirely efficient use of land. Devel site has an ALC Grade of 'Urban' and it d	opment would result oes not coincide
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience		tirely within						ould lead to an
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a - 5e
5 Water resources							is not within 100m of a surface water body ase in water consumption at the site in rela	
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9 ub. It is unclear the extent to which this wo	6a – 6h
6 Biodiversity &	However net gain, Developr	, the site al subject to t nent at the	so con the imp site, w	tains area Iementati hich appe	as of PDL ion of de ears to be	and covelopme of limi	oncrete. The site could be an opportunity to ent here. ted biodiversity value, could be an opportu	deliver biodiversity
geodiversit y	The site f site level identified	alls within and consu	a SSSI Itation signific ge.	Impact F with Natu	Risk Zone ral Engla	e. Furth and und	al ecological networks. er consideration of the likely risks should b ertaken if necessary. The HRA Screening Pennine Moors SPA/SAC are triggered and	process has
ў 7	The site t site level identified ruled out	falls within and consuthat likely at this stag	a SSSI Itation signific ge. P	Impact F with Natu ant effect	Risk Zone ral Engla s on the	e. Furth and und South I	er consideration of the likely risks should be ertaken if necessary. The HRA Screening Pennine Moors SPA/SAC are triggered and SP2, EN1, EN3, EN5, EN6, DS2, DS3	process has d thus cannot be
У	The site is site level identified ruled out	falls within and consulthat likely state this stage + ment at KY/he loss of consultations.	a SSSI Itation signific ge. P 015, a	Impact F with Natu ant effect LT vacant pl	Risk Zone ral Engla s on the IR lot of low	e. Furth and und South I M visual	er consideration of the likely risks should be ertaken if necessary. The HRA Screening Pennine Moors SPA/SAC are triggered and	process has d thus cannot be 7a, 7b ial built form, would
7 Landscape & townscape 8 Cultural	The site is site level identified ruled out Developring result in the site is site.	falls within and consulthat likely state this stage + ment at KY/he loss of consultations.	a SSSI Itation signific ge. P 015, a	Impact F with Natu ant effect LT vacant pl	Risk Zone ral Engla s on the IR lot of low	e. Furth and und South I M visual	er consideration of the likely risks should be ertaken if necessary. The HRA Screening Pennine Moors SPA/SAC are triggered and SP2, EN1, EN3, EN5, EN6, DS2, DS3 amenity value adjacent to existing resident	process has d thus cannot be 7a, 7b ial built form, would
7 Landscape & townscape	The site if site level identified ruled out Developr result in t character	falls within and consulthat likely sat this stage + ment at KY/he loss of consultation.	a SSSI Itation signific ge. P 015, a open sp	Impact F with Natu ant effect LT vacant pl pace but v	Risk Zone ral Engla s on the IR lot of low would like	e. Furth and und South I M visual allely be a	er consideration of the likely risks should be retaken if necessary. The HRA Screening Pennine Moors SPA/SAC are triggered and SP2, EN1, EN3, EN5, EN6, DS2, DS3 amenity value adjacent to existing resident an opportunity to enhance their contribution SP2, SP10, EN3, EN4, EN5, EN6, DS3 at in no discernible impacts on heritage asset	process has d thus cannot be 7a, 7b ial built form, would a towards the local None
7 Landscape & townscape 8 Cultural	The site is site level identified ruled out Developr result in the character in the character is site.	falls within and consulthat likely at this stage + ment at KY/he loss of consultation.	a SSSI Itation signific je. P '015, a open sp n/ a site wo	Impact F with Natu ant effect LT vacant pl pace but v n/a ould be ex	Risk Zone ral Engla s on the IR lot of low would like n/a Rected t	e. Furth and und South I M visual ely be a H M o result	er consideration of the likely risks should be ertaken if necessary. The HRA Screening Pennine Moors SPA/SAC are triggered and SP2, EN1, EN3, EN5, EN6, DS2, DS3 amenity value adjacent to existing resident an opportunity to enhance their contribution SP2, SP10, EN3, EN4, EN5, EN6, DS3 tin no discernible impacts on heritage asset SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	rocess has d thus cannot be 7a, 7b ial built form, would a towards the local None ets or historic areas. 9a – 9c
7 Landscape & townscape 8 Cultural	The site is site level identified ruled out Developr result in the character of the charac	alls within and consulthat likely at this stage	a SSSI Itation significate P '015, a ppen sp n/ a site wo	Impact F with Natu ant effect LT vacant pl pace but v n/a ould be ex LT ould be ex n of new	Risk Zone ral Engla s on the IR lot of low would like r/a rpected t IR Repected t homes a	e. Furth and und South I M visual ely be a H M o result t the sit	er consideration of the likely risks should be ertaken if necessary. The HRA Screening Pennine Moors SPA/SAC are triggered and SP2, EN1, EN3, EN5, EN6, DS2, DS3 amenity value adjacent to existing resident an opportunity to enhance their contribution SP2, SP10, EN3, EN4, EN5, EN6, DS3 It in no discernible impacts on heritage asset SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 It in no discernible impacts on an AQMA or te, which is currently vacant, would be expevels due to pollution associated with home	rocess has d thus cannot be 7a, 7b ial built form, would towards the local None ets or historic areas. 9a – 9c CAZ. The ected to result in a
7 Landscape & townscape 8 Cultural heritage	The site is site level identified ruled out Developr result in the character of the charac	alls within and consulthat likely at this stage	a SSSI Itation significate P '015, a ppen sp n/ a site wo	Impact F with Natu ant effect LT vacant pl pace but v n/a ould be ex LT ould be ex n of new	Risk Zone ral Engla s on the IR lot of low would like r/a rpected t IR Repected t homes a	e. Furth and und South I M visual ely be a H M o result t the sit	er consideration of the likely risks should be ertaken if necessary. The HRA Screening Pennine Moors SPA/SAC are triggered and SP2, EN1, EN3, EN5, EN6, DS2, DS3 amenity value adjacent to existing resident an opportunity to enhance their contribution SP2, SP10, EN3, EN4, EN5, EN6, DS3 tin no discernible impacts on heritage asset SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 tin no discernible impacts on an AQMA or te, which is currently vacant, would be exp	rocess has d thus cannot be 7a, 7b ial built form, would a towards the local None ets or historic areas. 9a – 9c CAZ. The ected to result in a
7 Landscape & townscape 8 Cultural heritage	The site is site level identified ruled out. Developr result in the character of the chara	alls within and consulthat likely: at this stage	a SSSI Itation significate. P (015, a open sponsor pollution pollution pollution pollution pollution pollution possible east a cessible excessible east a cessible east a ces	Impact F with Naturant effect LT vacant pl pace but v n/a puld be ex n of new on in rela LT several but at Keighle e for pedice	IR lot of low would like rected the homes aution to expect the like rected the homes aution to expect the like rected the homes aution to expect the like rected the homes aution to expect the like rected the homes aution to expect the like rected the homes aution to expect the like rected the like rected the homes aution to expect the like rected t	E. Furth and und South I M visual ely be a H O result the sixisting I H with free It is als	er consideration of the likely risks should be ertaken if necessary. The HRA Screening Pennine Moors SPA/SAC are triggered and SP2, EN1, EN3, EN5, EN6, DS2, DS3 amenity value adjacent to existing resident an opportunity to enhance their contribution SP2, SP10, EN3, EN4, EN5, EN6, DS3 It in no discernible impacts on heritage asset SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 It in no discernible impacts on an AQMA or te, which is currently vacant, would be expevels due to pollution associated with hom	process has d thus cannot be 7a, 7b ial built form, would a towards the local None ets or historic areas. 9a – 9c CAZ. The ected to result in a es and transport 10a – 10d in to KY/015 is

		Effect on S	A Objec	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.											
12	riousing t	+/-	Р	LT LT	IR	M M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
Accessible services	There are services,	e a limited r	number	of local a	shops an sidents n	d pubs nay nee	in proximity to the site. However, to access d to travel up to 2km east into the centre or	a broader range of Keighley.				
13 Social cohesion	Developn without di without th	++ nent would isrupting co	P provide hesive ment be	LT e high-queness of e eing of a	IR lality homexisting cale that	M nes with ommun	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 in an existing community in an area of high ity, encouraging participation and communut pressure on local services and facilities.	13a n deprivation (IMD) ity interaction,				
		?	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	cultural a site curre	nd leisure on the number of th	offering es outd	is acces oor conci	sible in tl rete spor	he centr ts pitche	e spaces, including pubs, restaurants, and re of Keighley, although this is up to 2km ea es/playgrounds. It is uncertain if these area I be replaced.	ast of the site. The				
15 Safe & secure	currently location v developm	appears to where there	attract are cu ootentia	fly-tippin irrently no ally enhai	g. Howevone, and nce comr	ver, it co so an ir nunity o	SP1, SP3, SP4, SP16, H09, DS5, CO2 ne risk of anti-social behaviour or crime at the could introduce new potential targets and videorease in crime cannot be ruled out. At the cohesion and wellbeing, or increase natural	ctims of crime at a same time, new				
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b				
16 Health	Road, 1.5 The site of the for outdoor	5km south- would provi	east. A de resi and co	iredale G dents wit ommunity	eneral H h good a engager	ospital i ccess to nent op	surgery, the nearest being Holycroft Surge is approximately 4km north. It is a diverse range of semi-natural habitats we portunities, which could improve both phys	vith opportunities				
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education	230m noi		Top P	rimary Solution	chool, an IR	d 1.4km H	n north east is the Holy Family Catholic Sch SP6, SP14, SP16, EC1, EC2, EC3, EC4					
18 Employme nt	including		de resi Village	dents wit	h excelle	nt acce	ss to a broad range of employment opportu e Employment Zones nearby as well as the					
19 Economy	The cons economy for local b	+ truction an by increas	P d occup ing the . An im	demand proveme	for local nt in the	goods a	SP6, SP14, SP16, EC1, EC2, EC3, EC4 he site could have a minor beneficial impact and services and enhancing the pool of pot vironment could lead to an improved attract ent.	ential employees				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/017, North Dean Road	0.37	Vacant	Greenfield	12 dwellings	Preferred Option: KY5/H

Summary of assessment for KY/017:

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

As a small greenfield location, there could potentially be minor adverse effects on natural environment themed objectives,

As a small greenfield location, there could potentially be minor adverse effects on natural environment themed objectives, although depending on the implementation of development there could be an opportunity for biodiversity net gains and improvements to the local character.

The site offers good access to employment areas, health facilities, sustainable transport options (although the nearest railway station is 2km east), and excellent access to schools.

		Effect on S	SA Obje	ctive				
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d
Buildings							ere would be a less efficient use of the land retite is 'Urban'.	esource, although
1 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
esilience		tirely withir in imperme					e water flooding. However, development cou	ld lead to an
	increase		P	IT	IR	M	SP9, EN1, EN2, EN7, EN9	5a - 5e
5 Water resources							is not within 100m of a surface water body. It is not within 100m of a surface water body. It is not within 100m of a surface water body.	Development at
6	_		Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity geodiversit /	well as lo designati The HRA	cal ecologi on).	cal cor	nectivity, ss has ide	particula entified th	arly as t nat likely	, development could diminish the site's biodin the site falls within Natural England's GI corri or significant effects on the South Pennine Mo	dor (which is not
	inggereu	+/-	Р	IT	IR	M M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	residentia currently occurring	al developn appears to	nent wo attract nts), an	ould be ur fly tippin d so deve	nlikely to g and is i	discord not mai	adverse impacts on the local character, alth with the adjacent to existing residential built intained in a condition of high visual amenity potentially be an opportunity to positively imp	form. The site (beyond naturally
8 Cultural		0	n/ a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
neritage	Developr	nent at the	site wo	uld be ex			in no discernible impacts on heritage assets	
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	construct	ion and oc rease in ai	cupatio	n of new	homes a	t the sit	in no discernible impacts on an AQMA or Core, which is currently vacant, would be expectevels due to pollution associated with homes	ted to result in a
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	approxim The site i	ately 2km	east at cessibl	Keighley e for ped	estrians.	It is als	quent services. The nearest railway station to accessible for cyclists via the local road ne	
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing		could make					wards satisfying Bradford's housing needs, ir	ncluding a mix of
12	7.00.0	+/-	Р	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services							in proximity to the site. However, to access and to travel up to 2km east into the centre of I	

		Effect on S	SA Obje	ctive				
SATINIACTIVA	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		++	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	without d	isrupting co	hesive	eness of e	existing c scale tha	ommun	nin an existing community in an area of high ity, encouraging participation and community out pressure on local services and facilities of	y interaction,
14 Culture		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
& leisure	The site i cultural a	s within 60 nd leisure	Om of v	/arious cu j is acces	ultural an sible in t	d leisur he cent	e spaces, including pubs, restaurants, and p re of Keighley, although this is up to 2km eas	arks. A broader st of the site.
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2 ne risk of anti-social behaviour or crime at thi	15a
15 Safe & secure	location where there are currently none, and so an increase in crime cannot be ruled out. At the same development could potentially enhance community cohesion and wellbeing, or increase natural surve so could help to combat the local risk of crime.							
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b
16 Health	KY/017 is east. The opportun and men	s outside the site would ities for out	e 800n providedoor ex or the re	n target d le resider xercise al esidents (listance onts with good on the common of these of these of these of the section o	of a GP ood acc nunity endevelop	al, with Airedale General Hospital approxima surgery, the nearest being St Andrew's Surgess to a diverse range of semi-natural habit ngagement opportunities, which could improvements de the 800m target distance of a GP st.	peries up to 990m ats with ve both physical
17		++	Р	ĹT	İR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education	Our Lady Site.	of Victorie	s prima	ary schoo	l is 260m	n north	of the site. Oakbank Secondary School is 1.2	2km south of the
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employme nt	including		Village				ss to a broad range of employment opportun fe Employment Zones nearby as well as the	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	economy for local l	by increas	ing the	demand proveme	for local nt in the	goods built en	Y/017 could have a minor beneficial impact and services and enhancing the pool of pote vironment could lead to an improved attractive	ntial employees

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/019, Holme Mill Lane	3.25	Vacant greenfield including some woodland	Greenfield and former landfill	102 dwellings. The residential development will be on the western section of the site, with eastern section being occupied by a residential care facility and new scout hut.	Preferred Option: KY6/H

Summary of assessment for KY/019:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The site coincides with a former landfill and so any planning application here would need to be supported by the relevant studies. As predominantly greenfield site, minor adverse effects have been predicted for most natural environment themed SA Objectives. The site includes woodland, some of which is TPO protected, and so avoiding adverse effects on the local character, as well as the local ecological network, would be difficult.

The site offers good access to employment areas, health facilities, sustainable transport options (although the nearest railway station is 2km east), and excellent access to schools.

		Effect on S	A Objec	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d				
3 Land & Buildings	although ALC Grade developn	KY/019 is predominantly greenfield and so development here would be a less efficient use of the land resource, although it does not coincide with an MSA. Development would result in the loss of >0.4ha of greenfield site. ALC Grade at the site is 'Urban'. The north-eastern portion of KY/019 coincides with a former landfill site and so development here may need to be supported by the relevant studies, potential involving remediation with contaminated land a risk.										
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	surface v residentia	A very limited area of the site, in its north-eastern corner, is in Flood Zone 2 and 3a, and is also at a low risk of surface water flooding. Given that the area of flood risk is so small in relation to the size of the site, and that the residential development would be situated in the western portion of the site away from the area of flood risk, an adverse effect on this SA Objective is considered to be unlikely.										
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
5 Water resources	bounded Developr	by a small	stream site wo	. Develo	oment he	re coul	North Beck watercourse. The western peri d pose a risk to water quality. Site is not wi in a minor increase in water consumption	thin a GSPZ.				
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
6 Biodiversity & geodiversity	England's northern dwellings and its ro The site is site level identified	s GI networ perimeters at this local de in local e falls within a and consul	rk. Part is the I ation we ecological SSSI Itation vestignification vestignification is the state of the stat	of the word out of the word out of the connect of t	oodland vouse Woodland vouse Woodland vouse Woodland vouse word word word word word word word word	within thod and ely impa	ider grassland and woodland habitat netwone site is TPO protected. Adjacent to the site Grassland LWS. The construction and occupant the local wildlife and diminish the site's er consideration of the likely risks should be ertaken if necessary. The HRA Screening Pennine Moors SPA/SAC are triggered and	te's western and upation of up to 102 biodiversity value e undertaken at the process has				
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	Development at KY/019 would result in the loss of a large greenfield site as well as GI elements of high visual amenity value. Depending on the layout of the development here, this could include the loss of woodland. It would therefore be difficult at to avoid adverse impacts on the local character, although the residential development would be unlikely to discord with the existing residential built form adjacent to the site.											
8 Cultural heritage		0	n/ a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
nemaye	Developr	nent at the	site wo	ould be ex	kpected t	o result	in no discernible impacts on heritage asse	ts or historic areas.				
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				

		Effect on S	A Objec	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	construct	ion and ocores	cupatio	n of new	homes a	t the sit	in no discernible impacts on an AQMA or te, which is currently vacant, would be expe evels due to pollution associated with hom	ected to result in a
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	approxim The site i	ately 2km	east at cessibl	Keighley e for ped	estrians.	It is als	quent services. The nearest railway station of accessible for cyclists via the local road	
44.11		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing		could make ypes as re					wards satisfying Bradford's housing needs	, including a mix of
12	J	+/-	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services							in proximity to the site. However, to accesed to travel up to 2km east into the centre of	
	ĺ	+	Р	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	communi	ty interaction	on, with	out the d	levelopm	ent bei	s within an existing community, encouragin ng of a scale that may put pressure on loca and place.	
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							e spaces, including pubs, restaurants, and re of Keighley, although this is up to 2km e	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	However and so a	, it could into n increase i	troduce in crime	e new pot e cannot	ential tar be ruled	gets an out. At	ne risk of anti-social behaviour or crime at a divictims of crime at a location where there the same time, new development could poural surveillance, and so could help to com	e are currently none, tentially enhance
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	Oakworth approxim habitats v	n Road. The ately 4km i with opporti	e site is north. T unities	s within th The site w for outdo	e 8km ta ould pro or exerci	rget dis vide res se and	surgery, being up to 1.2km south west of he stance of a hospital, with Airedale General sidents with good access to a diverse rang community engagement opportunities, whithese developments.	Hospital e of semi-natural ch could improve
17 Education	Nessfield	++ Primary S	P chool is	LT s 460m so	IR outh of th	H ne site a	SP6, SP14, SP16, EC3, DS5, CO2 and Oakbank Secondary School is 1km so	17a – 17c uth.
18 Employment	KY/019 w	+ vould provid	P de resid Village	LT dents with	IR n exceller	H nt acces	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ss to a broad range of employment opportuge Employment Zones nearby as well as the	18a, 18b unities in Keighley,
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	economy for local b	by increas	ing the	demand proveme	for local nt in the	goods built en	Y/019 could have a minor beneficial impact and services and enhancing the pool of po vironment could lead to an improved attract	tential employees

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/021B, Wheathead Lane	0.84	Agricultural	Greenfield, Green Belt	22 dwellings	Preferred Option: KY7/H

Summary of assessment for KY/021B:

The site could deliver a major positive effect for residents on the education SA Objective as a result of being within the target distance for both primary and secondary education facilities. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and health facilities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site.

		Effect on S	SA Object	ive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e	
Buildings		ment woul andstone N		n the los	s of >0.4	ha of g	reenfield site. ALC Grade at the site is Grad	e 4. Site coincides	
4 Climate	With a de	+	P	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience							at a low risk of surface water flooding. Howe compared to current levels	ver, development	
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources	risk to wa	ater quality	/. Site is	not withi	n a GSP	Z. Deve	the Site's western perimeter. Development elopment at the site would be expected to re- ation to existing levels.		
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
Biodiversity & geodiversity	at the Site and reduce local ecological connectivity. The HPA Serentian process has identified that likely significant effects on the South Pennine Moore SPA/S								
	are trigg	-	P P	LT	IR	M	age. SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	National greenfiel landscap the local	Parks or A Id and Gre be and tow character otial effects	AONBs. I en Belt I nscape o . The site	However and that, character is adjace	, residen in its cur r. New de cent to ex	tial dev rrent co evelopn disting r	scernible effect on any landscape designati- elopment at this site would result in the loss indition, likely makes a positive contribution nent here would be likely to adversely affect esidential built form, which would help to limber se effect on the local landscape and townsca	of open towards the local this and to alter iit the magnitude	
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None	
heritage	Develop area.	ment at the	e site wo	uld be ur	nlikely to	have a	discernible effect on a sensitive heritage as	set or historic	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	
9 Air quality	homes w		xpected t	to result i	in a mind	or increa	n an AQMA or CAZ. The construction and case in air pollution in relation to existing leve		
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	station, k		s 2.7 km	north ea	st. Site is	s fairly a	ane, which have an hourly service. The nea accessible for pedestrians and cyclists, altho		
		+	P	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing poods, depending on t								

		Effect on	SA Objecti	ve				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services	Residen	ts would n		avel up to	1.3km e		vards Ingrow to access a range of local shop	
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the deve	elopment	t being of	a scal	community, encouraging participation and co that may put pressure on local services an	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	outdoor	leisure spa nately 1.3k	aces. For m east to	a wider	range of		nd leisure opportunities including a church a and leisure opportunities, residents would n	eed to travel
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are cu could pot	rrently no entially e	one, and enhance	so an i commu	ald introduce new potential targets and victing ncrease in crime at the site cannot be ruled nity cohesion and wellbeing, or increase nate	out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	distance Resident proximity	. The site its at the si ts at the si to Bransh	s 5.1km te would naw Golf	south of have go Club, wi	a genera od acces th opport	al hospit s to a c unities	ny Group Medical Practice, putting it outside tal, Airedale General Hospital. diverse range of semi-natural habitats, being for outdoor exercise and community engage he residents of the development.	in close
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education		Dakbank S	chool, is		ast of the	site.	ool, is 855m north-east of the site. The neare	est secondary
18 Employment	+/- P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centres of Keighley, including Worth Village Employment Zones which is 3km north-east of							
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc	reasing th	e deman lowever,	d for loc	al goods	and se	ld have a minor beneficial impact on the local rvices and enhancing the pool of potential entowhich the loss of agricultural land could in	mployees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/022, Higher Wheathead	0.04	Agricultural	Drownfield	20 dwellings	Preferred Option:
Farm	0.94	buildings	Brownfield	29 dwellings	KY8/H

Summary of assessment for KY/022:

Development at this site would be unlikely to result in a significant positive effect on any SA Objective.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

As a PDL site, there are opportunities here for achieving biodiversity net gains and improvements to the local character, depending on the implementation of the development.

Minor positive effects were also predicted for a range socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and health and education facilities.

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
2 Land 9		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
3 Land & Buildings	Site is brownfield. Site coincides with a sandstone MSA. ALC Grade at the site is Grade 4. Site would constitute an efficient use of land depending on the potential effects on the MSA.										
4 Climate change		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience	Site is in	FZ1 and h	nas a ver			f land a	t a high risk of surface water flooding.	_			
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	Develop		e site wo				amed surface waterbody. Site is not within a in a minor increase in water consumption a				
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	New developed the introduced The HRA	elopment duction of	here wou GI eleme g proces	uld be a (ents. s has ide	good opp entified th	ortunity	ely that it is of limited biodiversity value in its to deliver biodiversity net gains at the site of y significant effects on the South Pennine Mage.	such as through			
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a			
Landscape & townscape	new dev	elopment a Inscape chent on the o	at the site naracter, design ar	e would be such as l and impler	be an oppose an	oortunit oorating of dev	appear to be in commercial use. It is consid y to make this location have a more positive gelements of high visual amenity value.	e influence on the This is somewhat			
8 Cultural heritage		O ment at the	N/A e site wo	N/A uld be ur	N/A nlikely to	H have a	SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage as	None sset or historic			
	area.	-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes v		xpected t	o result i	n a mino	r increa	n an AQMA or CAZ. The construction and case in air pollution in relation to existing leve				
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	station, I		s 2.7 km	north ea	st. Site is	fairly a	ane, which have an hourly service. The nea accessible for pedestrians and cyclists, altho				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an meet the	d tenures minimum	Is satisfying Bradford's housing needs, depine with the Local Plan policies. The develo (10 or more homes, or an area of more tha houses to reflect local need.	pment would							
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
services	Residen	ts would no	eed to tra	avel up to	1.2km e	east tov	vards Ingrow to access a range of local sho	ps and services.			
301 11003							SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4				

		Effect on S	SA Object	ive									
SA Objective	SA Objective Baseline trend			Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.												
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	outdoor	Site would have good access to a range of culture and leisure opportunities including a church and numerous outdoor leisure spaces. For a wider range of culture and leisure opportunities, residents would need to travel approximately 1.2km east towards Ingrow.											
15 Safe & secure	The con- location new dev	+/- P LT IR L SP1, SP3, SP4, SP16, H09, DS5, C02 15a ne construction and occupation of new homes would introduce new potential targets and victims of crime at a cation where there are currently none, and so an increase in crime at the site cannot be ruled out. However, ew development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.											
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	distance Residen proximity	. The site i ts at the si / to Bransh	s 4.8km te would naw Golf	south of have go Club, wi	a genera od acces th opport	al hospi ss to a c tunities	ny Group Medical Practice, putting it outside tal, Airedale General Hospital. diverse range of semi-natural habitats, being for outdoor exercise and community engage he residents of the development.	in close					
17 Education	The nea	+ rest prima	P ry school	LT , Nessfie	IR eld Prima	H ry Scho	SP6, SP14, SP16, EC3, DS5, CO2 ool, is 830m north-east of the site. The neare	17a – 17c est secondary					
18 Employment	school, Oakbank School, is 780m south-east of the site.												
19 Economy	as by inc	creasing th	e deman lowever,	d for loc	al goods	and se	SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the local rvices and enhancing the pool of potential elector to which the loss of agricultural land could in the loss of agricultural land	mployees for					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/024B, Former Bronte School Playing Fields	1.00	Site is a leftover section of a wider site that was previously occupied by a school and its playing fields. Remainder of the site now occupied by residential and care facility development.	Greenfield	41 dwellings	Preferred Option: KY9/H

Summary of assessment for KY/024B:

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

The site generally has good access to services and facilities, including those for sustainable transport options, jobs, schools, and health facilities. The site is greenfield and contains TPO protected woodland, although the site appears to be predominantly vacant and contains no other GI or biodiversity elements and so the scope for minor adverse effects on natural environment themed SA Objectives is somewhat limited.

		Effect on S	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+/-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d
3 Land & Buildings	at the sit	e is 'Urbar	n' and so	it does	not conf	tain BM	ntirely efficient use of the land resource, althow V soils. Site does not coincide with an MSA. It was previously occupied by a school and its	Whilst the site is playing fields.
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	
change resilience	of the sit		w risk of	f surface	water fl Is		a medium risk of surface water flooding. An Development could lead to an increase in in	
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a - 5e
resources		s not coinc sult in a m	inor incr	ease in	water co	nsump		
6 Biodiversity & geodiversity	developr greenfiel along the The HRA	ment here. ld, it currer e perimete	Develop tly apper r. g proces	oment co ears to b ss has id	ould pote e vacant lentified	entially t of any that like	SP10, SP11, EN1, EN2, EN3, EN7, EN9 ting its border, which could potentially be adv reduce local ecological connectivity, although GI or biodiversity elements except for the TF ely significant effects on the South Pennine N	whilst the site is O woodland
7	are trigg	-	P	LT	IR	M M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
Landscape & townscape				ould situa	ate new	residen	tial built form adjacent to existing residential built be likely alter the local character.	
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop area.	ment at the	e site wo	ould not l	•	cted to	have a discernible impact on any heritage as	set or historic
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c
9 Air quality	construc	tion and o	ccupatio	n of new	/ homes	at the	have a discernible impact on and AQMA or C site would be expected to result in a minor inc on associated with homes and transport move	rease in air
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	3.1km so		of Keigh	ley Railv	vay Stati	ion. Ped	equent services, including those along the Bodestrian and cycling access of the site is good ocal area.	
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
i i i iousiiig		could mak types as re					owards satisfying Bradford's housing needs,	including a mix of
12	J	+/-	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services	such as		permark				bs, and takeaways. To access a broader rang y need to travel up to 3km north-east into Kei	

		Effect on S	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture & leisure		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	KY/024E						community centre and open spaces in the lo				
		+/-	Р	LT	IR	M	TR5, TR8, EN8, DS5	15a			
15 Safe & secure	location	where curi	rently the	ere are r	none. Ho	wever,	oduce new potential victims or targets of crin new development could potentially enhance llance, and so could help to combat the loca	community			
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	hospital excellent for outdo	KY/024B is 1.4km south-west of Kilmeny Group Medical Practice. Site is within the 8km target distance of a hospital with Airedale General Hospital approximately 6km north-west. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.									
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education		rest primai Dakbank S					School, is 850m west of the site. The nearest site.	st secondary			
18		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment							eess to a broad range of employment opport the Business Development Zones 3km nort				
		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/025, Exley		Fields, mature trees,			Preferred Option:
Road/Oakworth Road	5.36	small area of existing buildings	Greenfield	125 dwellings	KY10/H

Summary of assessment for KY/025:

The site could deliver major positive effects for residents on both the health and education SA Objectives, as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education.

Minor positive effects were predicted for remaining socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local amenities and employment areas.

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a greenfield site which contains TPO woodland and trees and deciduous woodland priority habitat. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings							th of the site there is a small area containing .4ha of greenfield site. Site does not coincid	
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
4 Climate change resilience	the size	of the site	in relatio	n to this,	it is exp	ected th	ace water flood risk runs through the centre nat it would be avoided through a careful lay an increase in impermeable surfaces, comp	out of
	10 4010.	-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							n 100m of a surface waterbody. Developmer consumption.	nt at the site
			P	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	the site of the si	odland and would be li falls within evel and c	kely to a a SSSI onsultati significa age.	dversely Impact F on with N ant effect	alter the Risk Zone Natural E s on the	se woo e. Furth ngland South	priority habitat, are within the site. New develoration of the likely risks should be undertaken if necessary. The HRA Screening Pennine Moors SPA/SAC are triggered and	root zones. undertaken at ng process has thus cannot be
	_	-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National greenfiel adversel form, wh	Parks or A d that con y alter the ich would dscape an	ONBs. I tains GI local tow help to li d townso	However elements vnscape mit the mape can	, residen s of poter and land nagnitude not be ru	tial dev ntially h scape o for po led out		of open likely to sidential built erse effect on the
8 Cultural		0	N/A	N/A	N/A	. н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
neritage	area.	ment at the	e site wo	ula be ur	nlikely to	nave a	discernible effect on a sensitive heritage as	set or historic
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes w		kpected t	to result i	in a minc	r increa	n an AQMA or CAZ. The construction and o ase in air pollution in relation to existing leve	•
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	railway s		ghley, is	2km nor	th east.	Site is v	nt services, including those along the B6143 erry accessible for pedestrians and cyclists,	

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an meet the	d tenures minimum	of the ho criteria c	using pro of policies	ovided be s HO4 ar	eing in I nd HO5	Is satisfying Bradford's housing needs, depe ine with the Local Plan policies. The develo (10 or more homes, or an area of more that houses to reflect local need.	pment would
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services	There ar	e a numbe	er of loca	l shops a	and servi	ces app	proximately 550m east along Staveley Road	
		+	Р	LŤ	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the deve	elopment	t being of	f a scal	community, encouraging participation and co e that may put pressure on local services an	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	Site wou Keighley	ld have ex including	cellent a	ccess to	a range s, church	of cultues and	ire and leisure opportunities in highly access a number of outdoor leisure opportunities.	sible locations in
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are cu could pot	rrently no tentially e	one, and enhance	so an i	ald introduce new potential targets and victin ncrease in crime at the site cannot be ruled inity cohesion and wellbeing, or increase na	out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	south-ea Resident outdoor	st of a ger	neral hos te would nd comm	pital, Aire have go nunity en	edale Ge od acces	eneral H	lical centre, Kilmeny Group Medical Practice	pportunities for
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education							Nessfield Primary School to the north or Ing Beckfoot Oakbank School, is 370m south of	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur	ities in the	centres	of Keigh	ley, inclu	uding W	oroad range of high quality and diverse emp forth Village Employment Zone which is 1.84 regional city in the south-east.	
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		reasing th					ld have a minor beneficial impact on the loc rvices and enhancing the pool of potential e	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/027, Devonshire Mill,		Vacant PDL plot			Preferred Option:
West Lane	0.93	that has greened over with scrub	PDL	48 dwellings	KY11/H

Summary of assessment for KY/027:

Site is 100% PDL, constituting an efficient use of land, and provides residents with excellent access to education and health facilities, as well as employment and economic areas and the wide array of services and facilities on offer in the centre of Keighley. Site is a good opportunity to achieve improvements to local ecological connectivity as well as townscape character. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. A major negative effect has been identified in relation to biodiversity and geodiversity.

The only other adverse effects predicted for the site are minor and related to increase in air pollution and water consumption (which has been predicted at nearly all sites).

		Effect on S	SA Objec	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		++	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d
Buildings	Site is 10	0% on land	d with a	n ALC G	rade of 'l	Jrban'.	Site does not coincide with an MSA.	
4 Climate		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	extent of		e water	flood ris	k in relati		d medium surface water flood risk within the size of the site it is expected that it would	
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a - 5e
resources		not coincid likely to ind					erbodies are within 100m of KY/027. Devel	opment at the site
6			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversity	contributi The HRA	on to the c	onnecti proces	vity of the	e wider e entified th	cologication	significant effects on the South Pennine I	•
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
Landscape & townscape 8 Cultural							enhance its contribution towards the local of that incorporates GI elements. SP2, EN1, EN3, EN5, EN6, DS2, DS3	character by
heritage		· ·	а	11.0				
	Developr	nent at KY/	027 wc	ould be u	nlikely to	have a	discernible impact on any heritage asset of	r historic area.
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c
9 Air quality	construct	ion and occ	cupatio	n of new	homes a	t the sit	ave a discernible impact on and AQMA or of e would be expected to result in a minor in associated with homes and transport mov	crease in air
40		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	west of K	eighley Ra	ilway S	tation. Th	ne site is	highly a	quent services, including those along West accessible for pedestrians and also access paths in the local area.	Lane. Site is 940m ible for cyclists,
44 Haveine		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing		could make ypes as re					wards satisfying Bradford's housing needs,	including a mix of
12		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible	The site of	offers new	residen	ts with ex	xcellent a	ccess t	o a diverse range of key services and ame	nities. KY/027 is
services	within 60				ghley tow	<u>/n c</u> entr	e with its wide array of services and ameni	

		Effect on S	A Objec	ctive				Mitigation code(s)			
SA Objective Baselir trend	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies				
13 Social cohesion	without d	isrupting co	hesive ment be	ness of e	existing conscious	ommun	in an existing community in an area of high ity, encouraging participation and commun ut pressure on local services and facilities	ity interaction,			
14 Culture		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
& leisure							o culture and leisure spaces and activities. its wide and varied cultural and recreations				
		+/-	Р	LT	IR	M	TR5, TR8, EN8, DS5	15a			
15 Safe &	New resi	New residential development at the site would introduce new potential victims or targets of crime at a vacant									
secure	location v	where curre	ently the	ere are no	one. How	ever, n	ew development could potentially enhance ance, and so could help to combat the local	community			
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	Airedale semi-nati	General Ho ural habitat	spital a s with o	approxim opportuni	ately 4.5l ties for o	km nort utdoor (The site is within the 8km target distance of h-west. The site would provide residents we exercise and community engagement opposite residents of these developments.	ith good access to			
47	,	++	P	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education							E Primary School, is 280m south-west of the horth of the site.	ne site. The nearest			
18		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a. 18b			
Employme	The site	The site would provide residents with excellent access to a broad range of employment opportunities in Keighley,									
nt							the local Business Development Zones jus				
		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
4.0	The cons	The construction and occupation of new homes at the site could have a minor beneficial impact on the local									
19 Economy	economy for local l	by increas	ing the . An im	demand proveme	for local nt in the l	goods built en	and services and enhancing the pool of por vironment could lead to an improved attrac	ential employees			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/029a, Keighley Road, Exley	1.94	Agricultural	Greenfield	61 dwellings	Preferred Option:
Head	1.94	Agricultural	Greenileid	61 dweilings	KY12/H

Summary of assessment for KY/029a:

As a large greenfield site containing GI elements, development here would be likely to have minor adverse effects on most natural environment themed SA Objectives. Significant adverse effects have been predicted for SA Objective 3. The site would provide residents with good access to most services and facilities, including public transport options, jobs, economic areas and cultural/recreational areas, as well as excellent access to schools and health facilities.

		Effect on S	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
Olond 0			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e
3 Land & Buildings		large gree ss of >0.4h			ite.		A. ALC Grade at the site is 'Urban'. Develor	
		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	
4 Climate change resilience	area in r	elation to t	he size o	of the sit	e, it is e	xpected	high risk of surface water flooding but given d that this would be avoided through careful l to an increase in impermeable surfaces, com	ayout of
E \Motor		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a - 5e
5 Water resources							in 100m of surface waterbody. Developmen	t at the site would
	result in	a minor in					L 00/10 00/1/ 51/1/ 51/0	T a a
	— .		P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9 poliversity value due to the presence of hedg	6a – 6h
6 Biodiversity & geodiversity	wider ec The site site leve identified	cological ne falls within I and cons	etwork. SSSI Ir ultation v signification	npact Ri with Nat	sk Zone ural Eng	s. Furth land ur	evelopment, as well as a reduction in the corner consideration of the likely risks should be adertaken if necessary. The HRA Screening a Pennine Moors SPA/SAC are triggered and	undertaken at the process has
7	Taloa oa	t at time of						
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
Landscape & townscape	Howeve		P e site wo of open	ould situa space a	ate new	residen	ntial built form adjacent to existing residential and potentially visually attractive GI elements	built form.
Landscape & townscape 8 Cultural	Howeve adverse	r, the loss ly alter the O	P site wo of open silocal characters	ould situa space a aracter. n/a	ate new nd greer n/a	residen nfield, a	trial built form adjacent to existing residential and potentially visually attractive GI elements SP2, EN1, EN3, EN5, EN6, DS2, DS3	built form. , would be likely to
Landscape & townscape 8 Cultural	Howeve adverse	r, the loss ly alter the O	P site wo of open silocal characters	ould situa space a aracter. n/a	ate new nd greer n/a	residen nfield, a	tial built form adjacent to existing residential and potentially visually attractive GI elements SP2, EN1, EN3, EN5, EN6, DS2, DS3 e a discernible impact on any heritage asset	built form. , would be likely to
Landscape & townscape 8 Cultural heritage	Howeve adversel Develop	r, the loss ly alter the O ment at K\	P e site wo of open socal change m/a //029a w	puld situa space al aracter. n/a vould be	nte new nd greer n/a unlikely	residen nfield, a H to have	tial built form adjacent to existing residential and potentially visually attractive GI elements SP2, EN1, EN3, EN5, EN6, DS2, DS3 e a discernible impact on any heritage asset SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09H09	built form. , would be likely to None or historic area. 9a - 9c
Landscape & townscape 8 Cultural heritage	Develop Develop Construction	r, the loss by alter the Oment at KN	Pe site wood of open site wood of open site wood of open site wood	puld situal space an aracter. n/a vould be LT build not in of new	n/a unlikely IR be experimental in the second in the secon	resident ofield, a H to have M cted to at the s	tial built form adjacent to existing residential and potentially visually attractive GI elements SP2, EN1, EN3, EN5, EN6, DS2, DS3 e a discernible impact on any heritage asset SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4,	built form. , would be likely to None or historic area. 9a - 9c CAZ. The crease in air
Landscape & townscape 8 Cultural heritage 9 Air quality	Develop Develop Construction	r, the loss by alter the Oment at KN	Pe site wood of open site wood of open site wood of open site wood	puld situal space an aracter. n/a vould be LT build not in of new	n/a unlikely IR be experimental in the second in the secon	resident ofield, a H to have M cted to at the s	htial built form adjacent to existing residential and potentially visually attractive GI elements SP2, EN1, EN3, EN5, EN6, DS2, DS3 e a discernible impact on any heritage asset SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09H09 have a discernible impact on and AQMA or 0 site would be expected to result in a minor in	built form. , would be likely to None or historic area. 9a - 9c CAZ. The crease in air
Landscape & townscape 8 Cultural heritage 9 Air quality	Develop Develop Develop construct pollution The site 2.7km se	r, the loss y alter the O ment at KY ment at the tion and or in relation + is within 4 buth-west of	P e site wo of open solocal change in the site wo coupation to existing p e solo for Keighl	buld situate space and aracter. n/a vould be LT buld not in of new ing level LT several be ley Railv	n/a unlikely IR be experor homes s due to IR ous stops vay Stat	residen field, a H to have M Cted to at the spollution M s with fi	stial built form adjacent to existing residential and potentially visually attractive GI elements SP2, EN1, EN3, EN5, EN6, DS2, DS3	built form. , would be likely to None or historic area. 9a - 9c CAZ. The crease in air ements. 10a - 10d hley Road. Site is
Landscape & townscape 8 Cultural heritage 9 Air quality 10 Transport	Develop Develop Develop construct pollution The site 2.7km se	r, the loss y alter the O ment at KY ment at the tion and or in relation + is within 4 buth-west of	P e site wo of open solocal change in the site wo coupation to existing p e solo for Keighl	buld situate space and aracter. n/a vould be LT buld not in of new ing level LT several be ley Railv	n/a unlikely IR be experor homes s due to IR ous stops vay Stat	residen field, a H to have M Cted to at the spollution M s with fi	Initial built form adjacent to existing residential and potentially visually attractive GI elements SP2, EN1, EN3, EN5, EN6, DS2, DS3	built form. , would be likely to None or historic area. 9a - 9c CAZ. The crease in air ements. 10a - 10d hley Road. Site is
Landscape & townscape 8 Cultural heritage 9 Air quality 10 Transport	Develop Develop Develop construct pollution The site 2.7km so for cyclis	r, the loss y alter the O ment at KY - ment at the tion and or in relation + is within 4 outh-west of sts, althoug	P e site wo of open i local change in a local ch	buld situate space and aracter. n/a would be LT buld not lend in the lend in	n/a unlikely IR be expe thomes s due to IR us stops vay State eral lack IR te contri	residen field, a H to have M cted to at the spollution. The cof des M button t	sp2, EN1, EN3, EN5, EN6, DS2, DS3 e a discernible impact on any heritage asset SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09H09 have a discernible impact on and AQMA or 0 site would be expected to result in a minor in on associated with homes and transport mov SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5, TR6 requent services, including those along Keigle site is highly accessible for pedestrians and ignated cycle paths in the local area. SP8, H01, H02, H03, H04, H05, H06, H07,	built form. , would be likely to None or historic area. 9a - 9c CAZ. The crease in air ements. 10a - 10d hley Road. Site is d also accessible
Landscape & townscape 8 Cultural heritage 9 Air quality 10 Transport 11 Housing	Develop Develop Develop construct pollution The site 2.7km so for cyclis	r, the loss y alter the O ment at KY ment at the tion and or in relation + is within 4 outh-west of sts, althoug could mak	P e site wo of open i local change in a local ch	buld situate space and aracter. n/a would be LT buld not lend in the lend in	n/a unlikely IR be expe thomes s due to IR us stops vay State eral lack IR te contri	residen field, a H to have M cted to at the spollution. The cof des M button t	sp2, EN1, EN3, EN5, EN6, DS2, DS3 e a discernible impact on any heritage asset SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09H09 have a discernible impact on and AQMA or 0 site would be expected to result in a minor in on associated with homes and transport mov SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5, TR6 requent services, including those along Keigle site is highly accessible for pedestrians and ignated cycle paths in the local area. SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010	built form. , would be likely to None or historic area. 9a - 9c CAZ. The crease in air ements. 10a - 10d nley Road. Site is d also accessible 11a including a mix of
Landscape & townscape 8 Cultural heritage 9 Air quality 10 Transport	Develop Develop Develop Construct pollution The site 2.7km sc for cyclis The site housing	r, the loss by alter the Oment at KN — — — — — — — — — — — — — — — — — —	P e site wo of open i local change in a site wo coupation to existing the p e a minor equired by of vario	buld situate space an aracter. n/a would be LT buld not long level LT beeveral bee	n/a unlikely IR be experone homes so due to IR IR IR IR IR IR IR IR IR IR IR IR IR	residen field, a fiel	stial built form adjacent to existing residential and potentially visually attractive GI elements and potentially visually attractive GI elements and potentially visually attractive GI elements. SP2, EN1, EN3, EN5, EN6, DS2, DS3 e a discernible impact on any heritage asset SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9HO9 have a discernible impact on and AQMA or Giste would be expected to result in a minor in associated with homes and transport mover associated with homes and transport mover SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 requent services, including those along Keigle site is highly accessible for pedestrians and ignated cycle paths in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 towards satisfying Bradford's housing needs.	built form. , would be likely to None or historic area. 9a - 9c CAZ. The crease in air ements. 10a - 10d nley Road. Site is d also accessible 11a including a mix of

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Mitigating or enhancing Local Plan policies Mitigating or enhancing Local Plan policies		Mitigation code(s)
13 Social cohesion	commun	ity interact	ion, with	out the	developi	ment be	ts within an existing community, encouraging eing of a scale that may put pressure on local ey and place.	
14 Culture & leisure		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	Site has	good acce	ss to pu	bs, a go	olf course	e, comn	nunity centre and open spaces in the local are	ea.
		+/-	Р	LT	IR	М	TR5, TR8, EN8, DS5	15a
15 Safe & secure	location	where curi	ently the	ere are r	none. Ho	wever,	oduce new potential victims or targets of crim new development could potentially enhance llance, and so could help to combat the local	community
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	General range of commun	Hospital a semi-natu	pproximate properties that the period in the	ately 5ki ats throu portunit	m north- ughout thies, which	west. I ne loca	tite is within the 8km target distance of a hosp Residents at the site would have excellent acc countryside with opportunities for outdoor ex d improve both physical and mental health for	cess to a diverse ercise and
17		+	Ρ	LT	IR	М	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education		rest primar					nool, is 900m south of the site. The nearest so	econdary school,
		+/-	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	including	g the Worth n the exter	Village	Employ	ment Zo	neand	cess to a broad range of employment opportu Business Development Zones 3km north-eas al land could impact on employment opportun	t. However, it is
		+	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	economy for local area, wh	y by increa businesse	sing the s. An im encourac	demand provements ge furthe	d for loca ent in the er inward	al good: e built e I invest	the site could have a minor beneficial impact is and services and enhancing the pool of pot invironment could lead to an improved attract ment. However, it is uncertain the extent to w	ential employees iveness to the

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/029b. Keighley Road, Exley Head	3.08	Agricultural	Predominantly greenfield, with some areas of farm buildings and track	80dwellings	Preferred Option: KY13/H

Summary of assessment for:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land._As a large greenfield site containing GI elements, development here would be likely to have minor adverse effects on most natural environment themed SA Objectives. It is unclear if the farm buildings within the site would be retained, or if they could be reused.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

The site would provide residents with good access to most services and facilities, including public transport options, jobs, economic areas and cultural/recreational areas, as well as excellent access to schools and health facilities.

		Effect on	SA Objec	tive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
O Land 9			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e		
3 Land & Buildings	Development would result in the loss greenfield. The site coincides with an MSA. ALC Grade at the site is 'Urban'.									
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e		
change resilience	area in relation to	the size of	the site	, it is exp	ected the	hat this	of surface water flooding but given th would be avoided through careful lay ase in impermeable surfaces, compa	out of		
E Motor		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a - 5e		
5 Water resources	Site does not coince result in a minor in					100m	of surface waterbody. Development a	t the site would		
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
6 Biodiversity	This large greenfield site appears to be of some biodiversity value due to the presence of hedgerows and grasses. This could be diminished as a result of development, as well as a reduction in the connectivity of the wider ecological network. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be									
& geodiversity	The site falls within the site level and o	n a SSSI li consultatio y significar	n with N	latural E	ngland ι	underta	ken if necessary. The HRA Screening	g process has		
geodiversity	The site falls within the site level and continued that likely ruled out at this sta	n a SSSI li consultatio y significar age.	n with Nat effects	latural E s on the LT	ngland u South P	underta Pennine M	ken if necessary. The HRA Screening Moors SPA/SAC are triggered and the SP2, EN1, EN3, EN5, EN6, DS2, DS3	g process has nus cannot be		
	The site falls within the site level and condition identified that likely ruled out at this state. Development at the However, the loss	n a SSSI liconsultation y significant age. e site wou of open spensor	n with Note that effects Puld situate and accepts accepts and accepts and accepts and accepts and accepts and accepts and accepts and accepts and acc	latural E s on the LT e new re d greenfi	ngland u South P IR esidentia	underta Pennine Mal built f	ken if necessary. The HRA Screening Moors SPA/SAC are triggered and the	g process has nus cannot be 7a, 7b uilt form.		
geodiversity 7 Landscape	The site falls within the site level and condition identified that likely ruled out at this statement at the description.	n a SSSI liconsultation y significant age. e site wou of open spensor	n with Note that effects Puld situate and accepts accepts and accepts and accepts and accepts and accepts and accepts and accepts and accepts and acc	latural E s on the LT e new re d greenfi	ngland u South P IR esidentia	underta Pennine Mal built f	ken if necessary. The HRA Screening Moors SPA/SAC are triggered and the SP2, EN1, EN3, EN5, EN6, DS2, DS3 orm adjacent to existing residential by	g process has nus cannot be 7a, 7b uilt form.		
geodiversity 7 Landscape & townscape	The site falls within the site level and condition identified that likely ruled out at this state. Development at the However, the loss to adversely alter the site of the si	n a SSSI II consultatio y significat age. - e site wou of open sy he local cl	Puld situat pace and haracter n/a	latural E s on the LT e new re d greenfi . n/a	ngland u South P IR esidentia eld, and	underta Pennine Mal built for I potent	ken if necessary. The HRA Screening Moors SPA/SAC are triggered and the SP2, EN1, EN3, EN5, EN6, DS2, DS3 orm adjacent to existing residential brially visually attractive GI elements, very SP2, EN1, EN3, EN5, EN6, DS2, DS3 nible impact on any heritage asset or	g process has hus cannot be 7a, 7b uilt form. vould be likely None		
geodiversity 7 Landscape & townscape 8 Cultural	The site falls within the site level and condition identified that likely ruled out at this state. Development at the However, the loss to adversely alter the site of the si	n a SSSI II consultatio y significat age. - e site wou of open sy he local cl	Puld situat pace and haracter n/a	latural E s on the LT e new re d greenfi . n/a	ngland u South P IR esidentia eld, and	underta Pennine Mal built for I potent	ken if necessary. The HRA Screening Moors SPA/SAC are triggered and the SP2, EN1, EN3, EN5, EN6, DS2, DS3 form adjacent to existing residential brially visually attractive GI elements, value SP2, EN1, EN3, EN5, EN6, DS2, DS3	g process has hus cannot be 7a, 7b uilt form. vould be likely None		
geodiversity 7 Landscape & townscape 8 Cultural	The site falls within the site level and condition identified that likely ruled out at this state of the site level open at the However, the loss to adversely alter the Development at Karaman and construction and construction and conditions in the site of th	n a SSSI liconsultation y significant age. - e site wou of open spine local of OY/029b worders age. - e site wou coupation	Puld situate and aracter n/a puld not be of new left.	LT e new redd greenfi n/a unlikely to e expect	IR South P IR Sidentia eld, and n/a p have a IR ed to ha t the site	underta Pennine M al built fil potent H a discer M Ive a die e woulde	ken if necessary. The HRA Screening Moors SPA/SAC are triggered and the SP2, EN1, EN3, EN5, EN6, DS2, DS3 orm adjacent to existing residential because it is in the second	y process has hus cannot be 7a, 7b		
7 Landscape & townscape 8 Cultural heritage	The site falls within the site level and condition identified that likely ruled out at this state of the site level open at the However, the loss to adversely alter the Development at Karaman and construction and construction and conditions in the site of th	n a SSSI liconsultation y significant age. - e site wou of open spine local of OY/029b worders age. - e site wou coupation	Puld situate and aracter n/a puld not be of new left.	LT e new redd greenfi n/a unlikely to e expect	IR South P IR Sidentia eld, and n/a p have a IR ed to ha t the site	underta Pennine M al built fil potent H a discer M Ive a die e woulde	ken if necessary. The HRA Screening Moors SPA/SAC are triggered and the SP2, EN1, EN3, EN5, EN6, DS2, DS3 orm adjacent to existing residential because it is seen to be seen to	y process has hus cannot be 7a, 7b		
7 Landscape & townscape 8 Cultural heritage	The site falls within the site level and condition identified that likely ruled out at this state of the site is adversely alter the site is within 4 3.1km south-west	n a SSSI liconsultation y significant age. e site wou of open significant of open significant of open significant of open significant of open significant of open significant of open significant of open significant of open significant of open significant open s	P Ild situate paracter n/a pulld be up per levels per l	LT e new red d greenfi n/a unlikely to LT e expect homes a due to p LT us stops	IR sidential eld, and IR of have a IR ed to ha the site ollution IR with free n. The s	M l built fil potent A discer M we a discer W would associa M quent se site is hi	ken if necessary. The HRA Screening Moors SPA/SAC are triggered and the Moors SPA/SAC are triggered and the SP2, EN1, EN3, EN5, EN6, DS2, DS3 orm adjacent to existing residential behically visually attractive GI elements, volume SP2, EN1, EN3, EN5, EN6, DS2, DS3 or mible impact on any heritage asset of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 scernible impact on and AQMA or CAI be expected to result in a minor increated with homes and transport mover SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ervices, including those along Keighleighly accessible for pedestrians and a cycle paths in the local area.	7a, 7b uilt form. vould be likely None historic area. 9a - 9c AZ. The ease in air ments. 10a – 10d ey Road. Site is		
7 Landscape & townscape 8 Cultural heritage 9 Air quality	The site falls within the site level and condition identified that likely ruled out at this state of the site is site. Development at the However, the loss to adversely alter the Development at the Construction and construction and construction in relation. The site is within 4 3.1km south-west for cyclists, although	n a SSSI liconsultation y significant age. - e site wou of open symbol he local of OY/029b wo coupation in to existing the control of Keighle gh there is to ensultation to existing the control of the	P Ild situat pace and naracter n/a pulld not be of new glevels P Veral buy Railway a gene	LT e new red d greenfi n/a unlikely to LT e expect homes a due to p LT us stops ay Statio ral lack of	IR South P IR Sidentia eld, and n/a o have a IR ed to ha t the site ollution IR with free n. The s of design	M l built fil potent A discer M we a discer M we a dia associa M quent se ite is hinated co	ken if necessary. The HRA Screening Moors SPA/SAC are triggered and the Moors SPA/SAC are triggered and the SP2, EN1, EN3, EN5, EN6, DS2, DS3 orm adjacent to existing residential behically visually attractive GI elements, volume in SP2, EN1, EN3, EN5, EN6, DS2, DS3 or mible impact on any heritage asset of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 or care with homes and transport mover atted with homes and transport mover SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 or vices, including those along Keighleighly accessible for pedestrians and a sycle paths in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	y process has hus cannot be 7a, 7b		
7 Landscape & townscape 8 Cultural heritage 9 Air quality	The site falls within the site level and condition identified that likely ruled out at this state of the site is site. Development at the However, the loss to adversely alter the Development at the Construction and construction and construction in relation. The site is within 4 3.1km south-west for cyclists, although	n a SSSI liconsultation y significant age. e site wou of open significant of the local of the l	Puld situate pace and naracter n/a puld be upper levels Pure repositive	LT e new red greenfi n/a unlikely to LT e expect homes a due to p LT us stops ay Statio ral lack of LT e contribute	IR sidential eld, and IR of have a IR ed to ha to the site ollution IR with free n. The sof design IR ution tow	M l built fil potent A discer M we a discer M we a dia associa M quent se ite is hinated co	ken if necessary. The HRA Screening Moors SPA/SAC are triggered and the Moors SPA/SAC are triggered and the SP2, EN1, EN3, EN5, EN6, DS2, DS3 orm adjacent to existing residential behalf visually attractive GI elements, which was a series of the SP2, EN1, EN3, EN5, EN6, DS2, DS3 or mible impact on any heritage asset of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 or care with homes and transport mover and with homes and transport mover SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 or vices, including those along Keighle ghly accessible for pedestrians and a sycle paths in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6,	y process has hus cannot be 7a, 7b		

		Effect on	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
12 Accessible services	Site is within 600m of various local shops, pubs, and takeaways. To access a broader range of services, such as a large supermarket, residents would likely need to travel up to 3km north-east into Keighley, or 1km south-west into Oakworth.										
40 Casial		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion		tion, witho	out the d	evelopm	ent bein	ig of a					
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	Site has good acce	ess to pub	s, a golf	course,			ntre and open spaces in the local are				
		+/-	Р	LT	IR	M	TR5, TR8, EN8, DS5	15a			
15 Safe & secure	location where cur	rently thei	re are no	ne. How	vever, ne	ew dev	w potential victims or targets of crime elopment could potentially enhance o nd so could help to combat the local r	ommunity			
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	General Hospital a range of semi-natu	pproxima Iral habita ement opp	tely 6km ts throug	north-w ghout the	est. Re local co could in	sidents ountrys	the 8km target distance of a hospital at the site would have excellent accide with opportunities for outdoor exe both physical and mental health for the	ess to a diverse ercise and			
		+	Р	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education	The nearest prima Oakbank School, i					1km so	uth-west of the site. The nearest sec	ondary school,			
		+/-	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	The site would provide residents with excellent access to a broad range of employment opportunities in Keigl and Oakworth, including the Worth Village Employment Zone and the Business Development Zones 3km nor east. However, it is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.										
19 Economy	The construction a economy by increa for local businesse	+ and occupa asing the occupa s. An impencourage	P ation of I demand rovemer e further	LT new hom for local nt in the inward i	goods a built env	and ser ironme ent. Ho	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact of vices and enhancing the pool of pote ant could lead to an improved attractive wever, it is uncertain the extent to what.	ntial employees eness to the			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/043, Bradford Road,		., .,			Preferred Option:
Riddlesden	0.59	Vacant field	Greenfield	22 dwellings	KY14/H

Summary of assessment for KY/043:

Minor positive effects were predicted for a range socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local amenities, health facilities and employment areas. However, access to both primary and secondary schools is somewhat limited due to distance. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

The Leeds Liverpool Canal Conservation Area is 60m north-east of site meaning careful consideration around protecting water quality would be required, and there are two Grade I Listed Buildings in proximity to the site, the setting of which could potentially be impacted upon.

		Effect on S	SA Obje	ctive				
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings							of greenfield site. ALC Grade at the site is precude BMV soils. The site does not coincide with	
4 Climate change resilience	The nort of surfacto currer	e water flo	ner of too	the site s Howeve	l slightly er, deve	overlap elopmer	s with land in FZ2. Site has a limited extent of at could lead to an increase in impermeable sur	land at a low risk faces, compared
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	Develop	ment here	could p	oose a ri	isk to w	ater qu	eeds and Liverpool Canal are within 100m of the ality. Site is not within a GSPZ. Development a consumption at this location in relation to existing	at the site would be
6 Biodiversity & geodiversity	at the sit	e and redu	ice loca g proce	al ecolog ess has	gical co identific	nnectived that	ikely significant effects on the South Pennine I	·
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National greenfiel townsca characte	Parks or A d that, in it pe charact r. The site	ONBs s curre er. Nev is adja	. Howevent cond w develo	er, resi ition, lik opment existing	dential kely mal here w reside	a discernible effect on any landscape designat development at this site would result in the loss kes a positive contribution towards the local larould be likely to adversely affect this and to alternate built form, which would help to limit the masse effect on the local landscape and townscape	s of open ndscape and er the local agnitude for
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	between 140m we Hall'. 190 II Listed there is e	the site arest of the s Om south-v Buildings i	nd the (ite is th west of n proxi screeni	Conserv ne Grade the site mity to t ng vege	ration A e I Liste is the G hese G tation b	rea, the d Build Grade I drade I a detweer	anal Conservation Area. Due to the presence of scope for potential effects is somewhat limited ing 'Barn approximately 80m to north-east of Elisted Building 'East Riddlesden Hall'. There a assets. The site is adjacent to existing resident to the site and the Grade I Listed Buildings. How sitive assets cannot be ruled out at this stage.	d. fast Riddlesden ire also six Grade ial built form and
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes w		<pre>cpected</pre>	d to resu	ılt in a r	ninor in		
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Keighley		south v				ead, which has frequent services. The nearest ssible for pedestrians and cyclists, with a design	

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an meet the	d tenures minimum	of the h	nousing a of polic	provide cies HO	ed being 14 and H	wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develon HO5 (10 or more homes, or an area of more that houses to reflect local need.	opment would
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services	Residen	ts would be	e withir	600m	of key s	services	and amenities in both directions along adjacer	nt Bradford Road.
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the de	velopm	ent beir	ng of a s	ng community, encouraging participation and c scale that may put pressure on local services a ace.	
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & eisure	restaura accessib	nts and pla	aces of e is wit	worship hin 600ı	along	adjacer	o a range of culture and leisure opportunities in nt Bradford Road and in the centre of Keighley, Cricket Club and Marley Playing Fields, and 800	which is easily
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are c could p	currently otentiall	none, ly enhai	and so nce con	would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na ne.	d out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	surgeries General Resident outdoor	s, putting it Hospital. ts at the si	t outsid te woul nd com	le the ta ld have nmunity	rget dis good ac engage	stance.	2.2km north-west of Crossflatts Surgery, the ne The site is 6.2km south-east of a general hospi o a diverse range of semi-natural habitats with which could improve both physical and mental h	tal, Airedale opportunities for nealth for the
17		-	Р	LT	IR	М	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education				l, The H	oly Fan	nily Cat	ys CE Primary School, is 1.2km north-east of the holic School, is 2.7km west of the site.	
18 Employment	opportur	nities in the	centre	s of Ke	ighley, i	ccess to	SP6, SP14, SP16, EC1, EC2, EC3, EC4 o a broad range of high quality and diverse em g the Beechcliffe and Worth Village Employme slightly further afield towards the regional city	nt Zones which
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc				of new		could have a minor beneficial impact on the loc d services and enhancing the pool of potential	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/046, Carr Bank, Riddlesden	5.31	Agricultural/grazing	Greenfield	139 dwellings	Preferred Option: KY15/H

Summary of assessment for KY/046:

Minor positive effects were predicted for a range socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local amenities, health facilities and employment areas. However, access to both primary and secondary schools is somewhat limited due to distance. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land & Buildings							f greenfield site. Site does not coincide with could include BMV soils.	an MSA. ALC
1 Climate		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN	17 4a – 4e
change resilience							d at a low and high risk of surface water flow eable surfaces, compared to current levels	
esilierice	uevelopi	-	P	IT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	not withi		Develo	pment a	westeri	n perimete would	eter. Development here could pose a risk to d be expected to result in a minor increase	water quality. Site i
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	at the site The site north of	te and redu falls within the site. Th	uce loca n an SS ne HRA	al ecolog SI Impad Screeni	ical con ct Risk Z ing prod	nectivit Zone for ess has	ity value. New development here could reduy. The western perimeter of the site adjoins rethe South Pennine Moors SAC/SPA/SSSI is identified that likely significant effects on the ruled out at this stage.	TPO woodland. , which is 1.8km
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7	National	Darka or /						
&	greenfiel would th existing	ld that con erefore be residential	tains G likely to built fo	l elemen o advers rm, whic	its of po ely alte h would	tentially r the loo l help to	levelopment at this site would result in the low high visual amenity, including trees and he cal townscape and landscape character. The limit the magnitude for potential effects, but townscape cannot be ruled out.	edgerows, and it e site is adjacent to
&	greenfiel would th existing	ld that con erefore be residential	tains G likely to built fo	l elemen o advers rm, whic	its of po ely alte h would	tentially r the loo l help to	/ high visual amenity, including trees and he cal townscape and landscape character. Th	edgerows, and it e site is adjacent to
& townscape 8 Cultural	greenfiel would th existing minor ac North-we bank of I	Id that conterefore be residential diverse effe est corner of How Beck,	tains G likely to built fo ct on th P of the s east of	l element o advers rm, which e local la LT ite is adj f path fro	its of po ely alter h would andscap IR acent to om Wes	tentially r the loc help to be and t M a Sche t Mortor	y high visual amenity, including trees and he cal townscape and landscape character. The limit the magnitude for potential effects, but townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 eduled Monument of prehistoric rock art call to Riddlesden and 440m south west of Ba	edgerows, and it e site is adjacent to ut at this stage a 8a, 8b led 'Carved rock on
Landscape & townscape 8 Cultural heritage	greenfiel would th existing minor ac North-we bank of I	Id that conterefore be residential diverse effe est corner of How Beck,	tains G likely to built fo ct on th P of the s east of	l element of advers rm, whice local later LT ite is adjusted to the could be	its of po ely alte h would andscap IR acent to om Wes likely to	tentially r the loc l help to be and t M b a Schot Mortor alter th	whigh visual amenity, including trees and he cal townscape and landscape character. The limit the magnitude for potential effects, but townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 eduled Monument of prehistoric rock art call in to Riddlesden and 440m south west of Base setting of this heritage asset.	edgerows, and it e site is adjacent to ut at this stage a 8a, 8b led 'Carved rock on irn House Farm'.
& townscape 8 Cultural	greenfiel would th existing minor ac North-we bank of I Develop Develop homes w	Id that con erefore be residential dverse effe est corner How Beck, ment at the ment would	tains G likely to built fo ct on th P of the s east of e site w P d not ha	l elemen o advers rm, whice le local la LT ite is adj f path fro ould be LT ave a dis I to resul	ts of po ely alte h would andscap IR acent to m Wes likely to IR scernible t in a m	tentially r the loc help to be and t	whigh visual amenity, including trees and he cal townscape and landscape character. The climit the magnitude for potential effects, but townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 eduled Monument of prehistoric rock art call in to Riddlesden and 440m south west of Bate setting of this heritage asset. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 at on an AQMA or CAZ. The construction and rease in air pollution in relation to existing less.	edgerows, and it e site is adjacent to ut at this stage a 8a, 8b led 'Carved rock on arn House Farm'. 9a – 9d d occupation of new
& townscape 8 Cultural heritage 9 Air quality	greenfiel would th existing minor ac North-we bank of I Develop Develop homes w	Id that con- erefore be residential dverse effe est corner of How Beck, ment at the ment would	tains G likely to built fo ct on th P of the s east of e site w P d not ha	l elemen o advers rm, whice le local la LT ite is adj f path fro ould be LT ave a dis I to resul	ts of po ely alte h would andscap IR acent to m Wes likely to IR scernible t in a m	tentially r the loc help to be and t	whigh visual amenity, including trees and he cal townscape and landscape character. The climit the magnitude for potential effects, but townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 eduled Monument of prehistoric rock art call in to Riddlesden and 440m south west of Bate setting of this heritage asset. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 at on an AQMA or CAZ. The construction and rease in air pollution in relation to existing lease.	edgerows, and it e site is adjacent to ut at this stage a 8a, 8b led 'Carved rock on arn House Farm'. 9a – 9d d occupation of new
Sownscape 3 Cultural neritage 9 Air quality	greenfiel would the existing minor aconstruction with the second minor aconstruction with the second minor aconstruction with the second minor aconstruction with the second minor aconstruction with the second minor acons	Id that comerefore be residential diverse efferest corner of How Beck, ment at the resident would be expedited by the rest bus st	tains G likely to built for ct on the P of the seast of east of east of the seast o	l elemento adverson, which elecal late to let to result to result to request to freque the total late to the let to result to	ts of po ely alter h would andscap IR acent to m Wes likely to IR scernible t in a m ort mov IR	tentially r the loo help to be and to a Scho t Morton alter th Me impac inor inc ements H ces are	whigh visual amenity, including trees and he cal townscape and landscape character. The limit the magnitude for potential effects, but townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 eduled Monument of prehistoric rock art cale to Riddlesden and 440m south west of Bate setting of this heritage asset. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 at on an AQMA or CAZ. The construction and rease in air pollution in relation to existing less. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	edgerows, and it e site is adjacent to ut at this stage a
ownscape 3 Cultural neritage 9 Air quality	greenfiel would the existing minor aconstruction with the second minor aconstruction with the second minor aconstruction with the second minor aconstruction with the second minor aconstruction with the second minor acons	Id that comerefore be residential diverse efferest corner of How Beck, ment at the resident would be expedited by the rest bus st	tains G likely to built for ct on the P of the seast of east of east of the seast o	l elemento adverson, which elecal late to let to result to result to request to freque the total late to the let to result to	ts of po ely alter h would andscap IR acent to m Wes likely to IR scernible t in a m ort mov IR	tentially r the loo help to be and to a Scho t Morton alter th Me impac inor inc ements H ces are	whigh visual amenity, including trees and he cal townscape and landscape character. The limit the magnitude for potential effects, but townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 eduled Monument of prehistoric rock art call in to Riddlesden and 440m south west of Barres e setting of this heritage asset. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 et on an AQMA or CAZ. The construction and rease in air pollution in relation to existing less. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 around 500m away along Bradford Road.	edgerows, and it e site is adjacent to at this stage a
& townscape 8 Cultural heritage 9 Air quality	North-we bank of I Develop homes wassociat The nea station, I Site coultypes an meet the	Id that comerefore be residential diverse efferest corner of the word beck, ment at the sould be expedited by the set of the word by the set of the word by the set of the word by the set of the word by the set of the word by the set of the word by the set of the word by the set of the word by the set of the word by the set of the word by the set of the word by the	tains G likely to built fo ct on the P of the s east of e site w P d not have to come sine with s 2.4km P minor pof the h criteria	l element of advers rm, which is adjusted in the least of	ts of poelly alter house of poelly alter house of poelly and scape of the second to the second of th	tentially r the loo help to be and t	whigh visual amenity, including trees and he cal townscape and landscape character. The limit the magnitude for potential effects, but townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 Reduled Monument of prehistoric rock art call in to Riddlesden and 440m south west of Base setting of this heritage asset. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 at on an AQMA or CAZ. The construction and rease in air pollution in relation to existing less. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 around 500m away along Bradford Road. Sessible for pedestrians and cyclists, with a SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO	edgerows, and it e site is adjacent to ut at this stage a 8a, 8b led 'Carved rock on urn House Farm'. 9a – 9d d occupation of new evels due to pollution 10a – 10d The nearest railway cycle lane nearby. 8, 11a lepending on the elopment would
& townscape 8 Cultural heritage	North-we bank of I Develop homes wassociat The nea station, I Site coultypes an meet the	Id that comerefore be residential diverse efferest corner of the word beck, ment at the sould be expedited by the set of the word by the set of the word by the set of the word by the set of the word by the set of the word by the set of the word by the set of the word by the set of the word by the set of the word by the set of the word by the set of the word by the	tains G likely to built fo ct on the P of the s east of e site w P d not have to come sine with s 2.4km P minor pof the h criteria	l element of advers rm, which is adjusted in the least of	ts of poelly alter house of poelly alter house of poelly and scape of the second to the second of th	tentially r the loo help to be and t	whigh visual amenity, including trees and he cal townscape and landscape character. The limit the magnitude for potential effects, but townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 eduled Monument of prehistoric rock art cal in to Riddlesden and 440m south west of Bate setting of this heritage asset. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 at on an AQMA or CAZ. The construction and rease in air pollution in relation to existing less. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 around 500m away along Bradford Road. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HOHO9, HO10 ards satisfying Bradford's housing needs, do in line with the Local Plan policies. The device of the control of the call plan policies. The device of the call plan policies. The device of the call plan policies. The device of the call plan policies. The device of the call plan policies. The device of the call plan policies. The device of the call plan policies. The device of the call plan policies.	edgerows, and it e site is adjacent to ut at this stage a 8a, 8b led 'Carved rock on urn House Farm'. 9a – 9d d occupation of new evels due to pollution 10a – 10d The nearest railway cycle lane nearby. 8, 11a lepending on the elopment would than 0.5ha), that

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the de	velopme	nt being	g of a so	g community, encouraging participation and co ale that may put pressure on local services ar e.	
14 Culture &		+	Р	LT	IR	Ĥ	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
leisure		ld have go leisure spa					e and leisure opportunities along the B6265 ar	nd via numerous
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where ther	e are c	urrently otentially	none, a / enhand	nd so a ce comr		out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	site is 6. Resident outdoor	8km south ts at the si	east of te woul nd com	f a gene d have g munity e	ral hosp jood acc	ital, Aire	y, Crossflatts Surgery, putting it outside the ta edale General Hospital. a diverse range of semi-natural habitats with o nich could improve both physical and mental h	pportunities for
17		-	Р	LT	IR	М	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education							pary School, is 1km south-east of the site. The sol, is 3.5km north-east of the site.	nearest
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur are both However	nities in the within 1.5l	centre cm of th rtain th	s of Keighe site, and the site, and the site, and the left in the	ghley, in as well a to which ocal are	cluding is slight h the lo a.	a broad range of high quality and diverse emp the Beechcliffe and Worth Village Employmer y further afield towards the regional city in the ss of agricultural land could impact on employ	nt Zones which south-east.
19 Economy	as by inc	reasing th	e dema loweve	and for lo	cal goo	ds and	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the loc services and enhancing the pool of potential eart to which the loss of agricultural land could	mployees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/ greenfield split	Potential development	Status
KY/047, Carr Bank, Riddlesden	0.51	The site formerly occupied by Local Authority housing (prefabs) that have been demolished. The plots have since been grassed over. It is suggested that this site is PDL	PDL	16 dwellings	Preferred Option: KY16/H

Summary of assessment for KY/047:

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. A major negative effect has been identified in relation to the biodiversity and geodiversity SA Objective.

As a PDL site situated away from sensitive designations, the scope for adverse effects on natural environment themed SA Objectives is limited. The site is well situated for providing access to services, schools, jobs, health facilities and cultural places, although no significant positive effects have been predicted for any of the socio-economic themed SA Objectives.

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &		+/-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a - 3d				
Buildings	Site doe include I		ide with	an MSA	. KY/04	7 is PD	L but is also comprised of Grade 3 ALC soils,	which could				
1 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	Site is in FZ1 and is not at risk of surface water flooding.											
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							of a surface waterbody. Development at the si					
	expected	d to result					consumption at each location in relation to cu					
	Davidan		P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9 sitive biodiversity designation.	6a – 6h				
6 Biodiversity & geodiversity	Develop land. The perimete The HRA	ment at thi e site is wi er of the sit	s site co thin Natu e. g proces	ould pote ural Eng ss has ic	entially re land's G lentified	educe t I netwo that lik	he biodiversity value of the site due to the loss ork and could also pose a risk to TPO woodlar ely significant effects on the South Pennine M	nd adjacent to the				
7	are trigg	-	P P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b				
Landscape & townscape		aracter. Th		ould resu	ult in the	loss of	greenfield and open space and so could adv d be adjacent to existing residential built form	ersely affect the				
8 Cultural		0	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None				
neritage	Develop	ment at thi	s site wo	ould be ι	unlikely t	o have	a discernible impact on any heritage asset or	historic area.				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c				
9 Air quality	construc	tion and o	ccupatio	n of new	/ homes	at the	have a discernible impact on and AQMA or C site would be expected to result in a minor inc on associated with homes and transport move	rease in air				
4.0		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10b				
10 Transport	Crossfla	The only bus stops within 400m, those along Carr Lane, have infrequent services. The nearest railway station, Crossflatts, is 2.3km south-east. More frequent services are available at stops 600m south along Bradford Road. Site is accessible for pedestrians and cyclists, with a cycle lane nearby.										
14 Hausing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing		could mak					towards satisfying Bradford's housing needs,	including a mix o				
12		+	P	LT	IR .	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible services	KY/047 i	is within 60	00m of a	range o	f service	es and	amenities along the B6265.					
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	commun	nity interact	ion, with	out the	developi	ment b	nts within an existing community, encouraging eing of a scale that may put pressure on local ty and place.					

Р		IR Reversibility	M Certainty	Mitigating or enhancing Local Plan policies SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	Mitigation code(s)							
rt walk a	nd 600n			DS3, DS4	14a							
Р		n of a ra	nge of a									
	1.7	Site is within a short walk and 600m of a range of cultural and leisure spaces and facilities, including those along the B6265.										
	1 2 11 11 11 01 1, 01 0, 01 10, 11 00, 100											
The construction and occupation of new homes at the site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.												
Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b							
lospital, vess to a d	which is liverse r	north-ea	ast with semi-na	nin the target distance. The site would provide atural habitats and outdoor exercise and comi	new residents munity							
Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c							
					est secondary							
P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b							
					as at the							
Р	LT	İR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b							
The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employ for local businesses. An improvement in the built environment could lead to an improved attractiveness to the												
	where the elopmen o could he purgery to dospital, was to a continuities, and provided the elopment of the would ment Zor purgery the s. An important of the elopment of the el	where there are elopment could po could help to could help to could help to could help to could help to could help to could help to could help to could help to could help to could help to could help to could help to could help to could have gonent Zones and to coupation of the could have gonent Zones and to coupation of the could help to could help t	nd occupation of new howhere there are currentle lopment could potential o could help to combat to P LT IR urgery to the site is the Grospital, which is northess to a diverse range of tunities, which could import of the local points of the local	nd occupation of new homes at where there are currently none, elopment could potentially enhal o could help to combat the local PLT IR Hurgery to the site is the GP Sate dospital, which is north-east with ess to a diverse range of seminatunities, which could improve be a could be placed by the p	nd occupation of new homes at the site would introduce new potential targets where there are currently none, and so an increase in crime at the site cannot elopment could potentially enhance community cohesion and wellbeing, or in o could help to combat the local risk of crime. P LT IR H SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5 Ingery to the site is the GP Satellite Medical Centre in Crossflatts 1.5km south dospital, which is north-east within the target distance. The site would provide its to a diverse range of semi-natural habitats and outdoor exercise and communities, which could improve both physical and mental health for the resident provided in the could improve both physical and mental health for the resident provided in the could improve both physical and mental health for the resident provided in the could improve both physical and mental health for the resident provided in the could improve both physical and mental health for the resident provided in the could improve both physical and mental health for the resident provided in the could be pr							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/049, Bradford,	0.44	Former church	551	A.A. shara Uka sus	Preferred Option:
Riddlesden	0.41	and grounds	PDL	14 dwellings	KY17/H

Summary of assessment for KY/049:

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. A major negative effect has been identified in relation to the biodiversity and geodiversity SA Objective.

Minor adverse effects have been predicted for most natural environment themed SA Objectives, primarily as a result of replacing the property and gardens with 14 dwellings and it being adjacent to the canal. The site is well situated in terms of access to key services and amenities, schools transport options and employment areas, with particularly good access to health facilities.

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
		+/-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a - 3d		
3 Land & Buildings	include E		ıncerta				DL but is also comprised of Grade 3 ALC soil rty within the site could be reused or would pro			
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	Site is in	FZ1 and i								
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources	water qu		elopmei	nt at the	site wo	ould be	Leeds Liverpool Canal and so development or expected to result in a minor net increase in w			
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
6 Biodiversity & geodiversity	potentially reduce the blodiversity value of the site due to the loss of space for gardens. The site is within in England's CL network and could also pose a risk to TPO woodland adjacent to the perimeter of the site and									
7	are trigg	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
Landscape & townscape	local cha		e poter	itial resi	dential		of open space that has greened over and coup ment would be adjacent to existing residentia			
8 Cultural		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
heritage					Conse	rvation	ensitive heritage asset but could potentially in Area that runs adjacent to the site's northern p			
		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c		
9 Air quality	construc	tion and o	ccupati	on of ne	w hom	es at th	to have a discernible impact on and AQMA or e site would be expected to result in a minor in ution associated with homes and transport mo	ncrease in air		
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10b		
10 Transport	1.2km sc		site is a				n frequent services. The nearest railway stations and cyclists, particularly due to designated			
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing		could mak types as re					n towards satisfying Bradford's housing needs s.	, including a mix of		
12		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
Accessible services	KY/049 i	s within 60	00m of			ices an	d amenities along the B6265.			
			Р	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
13 Social cohesion	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &	+ P LT IR M SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4										
leisure		Site is within a short walk and 600m of a range of cultural and leisure spaces and facilities, including those along the B6265.									
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	crime at Howeve	a location r, new dev	at the site would introduce new potential target ne, and so an increase in crime at the site cann hance community cohesion and wellbeing, or in cal risk of crime. SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01,	ot be ruled out.							
		++	Р	LT	IR	Н	CO2, CO3, DS1, DS5	16a, 16b			
16 Health	the targe	The nearest GP surgery is the GP Satellite Medical Centre in Crossflatts, 500m east of KY/049. The site is within the target distance of Airedale General Hospital, which is north-east. The site would provide new residents with excellent access to a diverse range of semi-natural habitats and outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.									
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education		rest primaı t School, is					School, is 300m west of the site. The nearest s	secondary school,			
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment	Posidents at the site would have good access to employment expertunities in Crossflatts as well as at the										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	economy for local	y by increa	sing th s. An ir	e dema nprover	nd for lo	ocal goo the buil	at the site could have a minor beneficial impactods and services and enhancing the pool of pot tenvironment could lead to an improved attractorstment.	ential employees			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/054, Moss Carr Road, Long Lee	4.94	Agricultural/grazing, with small area of existing agricultural buildings	Greenfield	103 dwellings	Preferred Option: KY18/H

Summary of assessment for KY/054:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, health facilities and employment areas. However, access to both primary and secondary schools is somewhat limited due to the distances involved. Minor adverse effects were also predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site containing hedgerows with adjacent TPO woodland.

		Effect on S	SA Object	ive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e		
Buildings							reenfield site. ALC Grade at the site is a con and coal MSAs.	nbination or		
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e		
change resilience							w risk of surface water flooding. However, cared to current levels.	levelopment could		
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							100m of a surface waterbody. Developmer consumption.	nt at the site		
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Western perimeter of the site adjoins TPO woodland, which could be adversely affected by development at the site, such as through impacts on root zones. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.									
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National greenfie would th existing	Parks or A ld that con- erefore be residential dverse effe	ONBs. I tains GI likely to built forr ct on the	However elements adverselm, which local lar	, residen of poter y alter th would he idscape	tial deventially hine local elp to lire	scernible effect on any landscape designation elopment at this site would result in the lossing ghous visual amenity, including trees and hedge townscape and landscape character. The simit the magnitude for potential effects, but at an annot be ruled out.	of open erows, and it te is adjacent to this stage a		
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
heritage	Develop area.	ment at the	e site wo	uld be ur	nlikely to	have a	discernible effect on a sensitive heritage as	set or historic		
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
9 Air quality	homes v		kpected t	to result i	n a mino	r increa	n an AQMA or CAZ. The construction and o ase in air pollution in relation to existing leve			
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	railway s		ghley, is	1.5km n	orth wes	t. Site is	ites Brow Road, which has an hourly service s very accessible for pedestrians and cyclist			
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
							ds satisfying Bradford's housing needs, dep line with the Local Plan policies. The develo					
	meet the	minimum	criteria d	of policie	s HO4 ar	nd HO5	(10 or more homes, or an area of more that houses to reflect local need.					
12		-	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
Accessible							ities is somewhat poor, with the offering in					
services							surgery. Residents would likely need to trav					
	west in c	order to ac	cess ser				h as a supermarket, just outside the centre					
13 Social	Dovolon	mont at the	Cito wo	LT uld situa	IR to pow re	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 s within an existing community, encouraging	13a				
cohesion							ng of a scale that may put pressure on loca					
0011001011							and place.	. corvices and				
			Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	14a				
14 Culture &		+	-				DS3, DS4					
leisure							ltural and leisure spaces in Thwaites Bow a					
							wever, for a more diverse and extensive ran	ge of cultural and				
	leisure s	+/-	P	LT	IR	up to ∠i M	km north-west into the centre of Keighley. SP1, SP3, SP4, SP16, H09, DS5, C02	15a				
15 Safe &	New res						duce new potential victims or targets of crim					
secure		locations where currently there are none, but could potentially enhance community cohesion and wellbeing, or										
							combat the local risk of crime.					
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,	16a, 16b				
							CO1, CO2, CO3, DS1, DS5					
16 Health	Residents would be within 450m of the nearest medical centre, Long Lee Surgery. The site is 6.7km south-east											
10 Health	of a general hospital, Airedale General Hospital, putting it outside the target distance Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for											
							th could improve both physical and mental h					
		s of the de			0 0	•	, , ,					
17		-	Р	LT	IR	М	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education							ool, is 894m west of the site. The nearest se					
	are The		ly Cathol				north-west of the site and Oakbank School					
	Cita was	+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18							broad range of high quality and diverse emp , including the Worth Village Employment Z					
Employment							field towards the regional city in the south-e					
							land could impact on employment opportur					
	in the lo				<u> </u>		,					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
40.5												
19 Economy												
				it is unc	ertain the	extent	to which the loss of agricultural land could	impact on local				
19 Economy	as by ind	creasing th	nd occur e demar lowever,	pation of and for loc	new hom	nes cou and se	SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the locarvices and enhancing the pool of potential of the which the loss of agricultural land could	cal econor employee				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/056, Moss Carr Road,	4.05	Agricultural		40 1 11:	Preferred Option:
Long Lee	1.25	fields	Greenfield	40 dwellings	KY19/H

Summary of assessment for KY/056:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

As a large greenfield site, minor adverse effects have been predicted for most natural environment themed SA Objectives. The site is well located to provide access to services and facilities, including bus links, shops, schools, and jobs, with particularly good access to health facilities.

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	<u> </u>		Duration Reversibility		Mitigating or enhancing LOCAL PLAN and DM policies	Mitigation code(s)			
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d			
3 Land & Buildings		ment at the		uld resu	It in the	loss of	greenfield, although the ALC classification fo	r the site is			
4 Climate		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e			
change resilience	Site is in FZ1. A small portion of the site, in its western area, is at a low risk of surface water flooding. Giver area of land at flood risk in relation to the size of the site, it is expected that it would be avoided through a c layout of development.										
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a - 5e			
5 Water resources	developr		s greenfi				rbodies are not within 100m of the site. New reted to increase water consumption at these leads				
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	The replate the site and ecological The HRA	acement o and its pote al network	f agricul ential for g proces	tural field support	ds with raing dive	esident rse hab that like	a discernible impact on a sensitive biodiversi- ial development would risk diminishing the bi- pitats, whilst also reducing the connectivity of ely significant effects on the South Pennine Matage.	odiversity value o the local			
7		-	Р	LT	IR	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
Landscape & townscape	would be	ment at the in-keepin racter is c	g with ex	xisting re	esidentia	and ope	en greenfield with residential built form. Whilstorm adjacent to the site's perimeter, an adver	this developmentse impact on the			
8 Cultural		0	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None			
heritage	Develop	ment at K					a discernible impact on any heritage asset or				
9 Air quality	construc	tion and o	ccupatio	n of new	homes	at the	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09 have a discernible impact on and AQMA or C site would be expected to result in a minor incomes and transport moves.	rease in air			
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Keighley	ithin 400m Railway S ed cycle p	Station. F	ple bus s Pedestria	stops wit an and c	th frequ ycling a	ent services and is approximately 1.6km sou access at the site is good although there is a	th-east of ack of local			
14 Hausing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing		could mak types as re					owards satisfying Bradford's housing needs,	including a mix o			
12		-	Р	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2				
Accessible services	and Long	g Lee limit	ed to a s	hop, ph	armacy a	and GP	enities is somewhat poor, with the offering in surgery. Residents would likely need to trave ich as a supermarket.	Thwaites Brow el up to 1.6km			
		+	Р	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	commun	ity interact	tion, with	out the	developr	ment be	ts within an existing community, encouraging eing of a scale that may put pressure on local y and place.				

		Effect on S	SA Object	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing LOCAL PLAN and DM policies	Mitigation code(s)				
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	including	Residents at the site would have good access to cultural and leisure spaces in Thwaites Bow and Long Lee, including the local pub, cricket club and church. However, for a more diverse and extensive range of cultural and leisure spaces residents may need to travel up to 1.7km north-west into the centre of Keighley.										
	+/- P LT IR M SP1, SP3, SP4, SP16, H09, DS5, CO2 15a											
15 Safe & secure	locations	New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	approxin Residen for outdo	nately 6.7k ts at the si	m north- te would e and co	-west. have ex ommunit	xcellent a	access ement o	 adjacent to the site. Airedale General Hosp a diverse range of semi-natural habitats w apportunities, which could improve both physical 	ith opportunities				
17		+	Р	LT	IŔ	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education							nool, is 650m north-west of the site. The near north-west of the site.	est secondary				
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	Centre a	s well as well as well as well as well as well as well as well as well as well as well as well as well as well	vithin the	e establi	shed Em	ployme	mployment opportunities in and adjacent to kent Zone and Business Development Zone. Hall land could impact on employment opportun	lowever, it is				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.											

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/057, Redwood Close	1.13	Open field of grass	Greenfield	45 dwellings	Preferred Option (Commitment) KY20/HC

Summary of assessment for KY/057:

The site could deliver a major positive effect for residents on the health SA Objective as a result of being within the target distances for all necessary health facilities.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, education facilities and employment areas.

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. Any negative impact this may have on the local landscape and townscape is somewhat limited due to the site being surrounded by existing residential built form.

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d				
Buildings	Site is g	reenfield. A	LC grad	e at the	site is 'Ur	ban'. S	ite coincides with a coal MSA.					
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e				
resilience		Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.										
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							n 100m of a surface waterbody. Developmer consumption.	t at the site				
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
Biodiversity & geodiversity	at the sit	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.										
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National greenfiel townsca characte	Parks or A ld that, in in pe character. The site	AONBs. Its currenter. New is adjact	However t condition developrent to ex	, resident on, likely ment here isting res	tial dev makes e would identia	scernible effect on any landscape designation elopment at this site would result in the loss a positive contribution towards the local land libe likely to adversely affect this and to alter libuilt form, which would help to limit the magnifiect on the local landscape and townscape	of open dscape and the local gnitude for				
8 Cultural		0	N/A	N/A	N/A	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None				
heritage	Develop	ment at K	<u>/</u> /057 wo	uld be u	nlikely to	have a	discernible impact on any heritage asset or	historic area.				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	homes v		xpected t	o result	in a mino	r increa	n an AQMA or CAZ. The construction and o ase in air pollution in relation to existing level					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	nearest		tion, Kei	ghley, is	1.1km no	orth we						
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an meet the	d tenures minimum	of the ho criteria c	using pro	ovided be s HO4 ar	eing in I nd HO5	ds satisfying Bradford's housing needs, depe ine with the Local Plan policies. The develor (10 or more homes, or an area of more than houses to reflect local need.	oment would				

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigation				
12		-	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
Accessible services	ricosos to a production of contract and amountain poor, that are enough.										
	+ P LT IR M SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 13a										
13 Social cohesion	commun	ity interact	ion, with	out the d	evelopm	ent bei	s within an existing community, encouraging ng of a scale that may put pressure on local and place.				
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	including	Residents at the site would have good access to cultural and leisure spaces in Thwaites Bow and Long Lee, including the local pub, cricket club and church. However, for a more diverse and extensive range of cultural and leisure spaces residents may need to travel up to 1.2km north-west towards the centre of Keighley.									
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	locations	where cu	rrently th	ere are r	none, but	could	duce new potential victims or targets of crime potentially enhance community cohesion and combat the local risk of crime.				
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	Residents would be within 400m of the nearest medical centre, Long Lee Surgery. The site is 6.5km south-east of a general hospital, Airedale General Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.										
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education		rest prima k, is 2.5km				-	ool, is 385m north of the site. The nearest so	econdary school,			
18 Employment	opportur	nities withir	n, and ad	jacent to	the cent	re of K	SP6, SP14, SP16, EC1, EC2, EC3, EC4 o a broad range of high quality and diverse eighley, including the Worth Village Employr field towards the regional city in the south-e	nent Zone which			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		creasing th					ld have a minor beneficial impact on the locarvices and enhancing the pool of potential e				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/059, Parkwood Rise	0.74	Vacant plot	Greenfield	28 dwellings	Preferred Option (Commitment) KY21/HC

Summary of assessment for KY/059:

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local amenities, education facilities and employment areas.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site with nearby TPO woodland. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

		Effect on	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d			
Buildings	Site is gr	reenfield. A	ALC Grad	de at the	site is 'U	rban'. S	Site does not coincide with an MSA.				
4 Climate change		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience							ding. However, development could lead to a	n increase in			
	imperme	eable surfa	ces, com	I T	IR	eveis.	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water	Site doe	s not coinc	ide with				n 100m of a surface waterbody. Developmer				
resources							consumption.	it at the site			
			P	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	at the sit priority h the site, The HRA	te and redunabitat is 40 such as th	uce local Om west rough ar g proces	ecologic of the sit increas ss has ide	cal connecte. This we in recrease the contraction in the continuity and the contraction in the contraction i	ctivity. roodlan ational at likel	value. New development here could reduce 20m west of the site is TPO woodland. Decid could potentially be indirectly affected by disturbances. If y significant effects on the South Pennine Mage.	duous woodland development at			
	a. cgg	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
7 Landscape & townscape	National greenfiel townsca characte	Parks or A ld that, in in pe character. The site	AONBs. I ts curren ter. New is adjac	However t condition developrent to ex	, resident on, likely ment here isting res	tial dev makes e would idential	scernible effect on any landscape designation elopment at this site would result in the loss a positive contribution towards the local land libe likely to adversely affect this and to alter built form, which would help to limit the magnifiect on the local landscape and townscape	of open dscape and the local gnitude for			
8 Cultural		0	N/A	N/A	N/A	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None			
heritage	Develop	ment at K	<u>//059 wo</u>	uld be u	nlikely to	have a	discernible impact on any heritage asset or	historic area.			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes v	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.									
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	railway s	Site is within 400m of multiple bus stops with frequent services, including those along the Park Lane. The nearest railway station, Keighley, is 850m north. Pedestrian and bicycle access of the site is good, although slightly hilly and there is a general lack of designated cycle paths in the local area.									
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an meet the	d tenures minimum	of the ho criteria o	using pro of policies	ovided be s HO4 ar	eing in I nd HO5	ds satisfying Bradford's housing needs, depeine with the Local Plan policies. The developing or more homes, or an area of more that houses to reflect local need.	oment would			

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigation				
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
services		o a broad Vorth Way					ities can be found 500m north-west of the s	ite along the			
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	interaction		the deve	elopment	t being of	f a scal	community, encouraging participation and co e that may put pressure on local services ar				
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure		Residents at the site would have excellent access to a diverse range of culture and leisure opportunities in Keighley, including pubs, restaurants, places of worship and theatres.									
		+/-	P	LT	İR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.									
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	5.8km so to a dive	outh-east or rse range	of a gene of semi-r	ral hospi natural ha	tal, Airec abitats w	lale Ge ith opp	oft Surgery, putting it outside the target distance. It is a least the site would have a least the site would have and communities for outdoor exercise and community the residents of the development.	nave good access ity engagement,			
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education		The nearest primary school, Parkwood Primary School, is 475m north of the site. The nearest secondary school, The Holy Catholic Family School, is 2km north-west of the site.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	opportur is 550m	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities within, and adjacent to the centre of Keighley, including the Worth Village Employment Zone which is 550m north-east of the site, as well as slightly further afield towards the regional city of Bradford in the southeast of district.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	as by inc	creasing the	e demar n improv	nd for loca vement in	al goods n the buil	and se t enviro	Id have a minor beneficial impact on the loc rvices and enhancing the pool of potential e nment could lead to an improved attractiver help tackle local deprivation.	mployees for			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/060, Parkwood Rise	1.04	Vacant greenfield	Greenfield	33 dwellings	Preferred Option: KY22/H

Summary of assessment for KY/060:

As a large greenfield site, minor or major adverse effects have been predicted for most natural environment themed SA Objectives. The site is well located to provide access to services and facilities, including shops, health facilities, and jobs, with particularly good access to schools and sustainable transport modes.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered

and thus cannot be ruled out at this stage.

		Effect on S	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d			
3 Land & Buildings	Site does not coincide with an MSA. Development at KY/060 would result in the loss of greenfield, although its ALC classification is 'Urban'.										
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e			
resilience							oding. However, development could lead to a	n increase in			
	imperme	able surfa						T			
- \\/-+	0:1	-	P	LT - CODZ	IR	H	SP9, EN1, EN2, EN7, EN9	5a - 5e			
5 Water resources	develop		s greenfi			e exped	rbodies are not within 100m of the site. New reted to increase water consumption at these k				
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	which is Develop in the loo The HR	also an LV ment at thi cal ecologi	VS, such s greenf cal netw g proces	n as thro field site ork. ss has id	ugh an i could re entified	ncreaseduce the	stand of Ancient Woodland 40m east of the see in recreational disturbances or impacts on the biodiversity value at the site as well as their ely significant effects on the South Pennine Matage.	ne root zone. r connectivity rol			
7	are trigg	-	P	LT	IR	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
Landscape & townscape		The loss of green open space at KY/060, as well as some visually attractive GI elements, could potentially have an adverse impact on the local character.									
8 Cultural		0	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None			
neritage	Develop	ment at K	//060 wc	ould be u			a discernible impact on any heritage asset or				
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c			
9 Air quality	construc	tion and o	ccupatio	n of new	homes	at the	have a discernible impact on and AQMA or C site would be expected to result in a minor inc on associated with homes and transport move	rease in air			
10		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
Transport	south-ea		nley Rail	way Stat			k Lane with frequent services and is approxing and cycling access at the site is good althou				
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
		could mak types as re					owards satisfying Bradford's housing needs,	ncluding a mix o			
12 Accessible		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
services	The site	is within 6					vices and amenities on offer in the centre of I				
13 Social cohesion	commun	ity interact	tion, with	out the	develop	ment be	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 ts within an existing community, encouraging eing of a scale that may put pressure on local y and place.				
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
eisure		offers new		its with e	xcellent	access	Keighley town centre with its wide and varied	d cultural and			

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	locations	New residential development at KY/060 would introduce new potential victims or targets of crime at vacant locations where currently there are none. Development at the site could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	approxin semi-nat	The nearest GP surgery, the Holycroft Surgery on Oakworth Road, is 900m west. Airedale General Hospital is approximately 5km north-west. The site would provide new residents with excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.										
17		++	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education	Site is 24	45m south	of Park	wood Pri	imary So	chool ar	nd Oakbank Secondary School is 1.8km soutl	n-west.				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment							mployment opportunities in and adjacent to Kent Zone and Business Development Zone.	Ceighley Town				
		+	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	economy for local	The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/064, The Walk	1.69	Industrial containing existing buildings	Brownfield	55 dwellings	Preferred Option: KY23/H

Summary of assessment for KY/064:

The site could deliver major positive effects for residents on both the health and transport SA Objectives, as a result of being within the target distances for all necessary health facilities, as well as bus stops and a railway station.

A major adverse effect arises for the climate change resilience SA objective due to the site falling within the active zone flood zones FZ2, FZ3a and FZ3b. More detailed flood risk assessments would likely be required for the site.

As a PDL site, there are opportunities here for achieving biodiversity net gain and improvements to the local character, depending on the implementation of the development.

The site falls within the South Pennine Moors SSSI/SPA/SAC Impact Risk Zone. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Minor positive effects were also predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to local amenities and education facilities.

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
O Land O		+	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3f	
3 Land & Buildings							uld provide opportunities for reusing structures	or construction	
Ü	materials	s. ALC Gra	ade at ti				loes not coincide with an MSA.	10 10	
4 Climate change	The cite	falle optire		LT n E72 or	IR ad partic	M N Avith	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7 in FZ3a and FZ3b. Approximately 30% of the	4a – 4e	
resilience							which are at medium to high risk of surface w		
10011101100	Or Suriac	-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water	The Rive	er Worth is	adjace	nt to the			perimeter. Development here could pose a ris	k to water quality.	
resources	Site is no	ot within a	GSPZ.	Develop	oment at	t the sit	e would be expected to result in a minor increa	ase in water	
	consum	otion at this	s location			existing		,	
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
							likely that it is of limited biodiversity value in its		
							nity to deliver biodiversity net gain at the site s		
6							d that the western perimeter of the site runs ac ridor of high biodiversity value. It is uncertain if		
Biodiversity							risk of adverse effects on the watercourse, su		
&		, than the				1 103301	insk of adverse effects of the watercourse, so	ich as thiough	
geodiversity						one. Fu	rther consideration of the likely risks should be	undertaken at	
							nd undertaken if necessary. The HRA Screeni		
				cant effe	cts on tl	he Sout	th Pennine Moors SPA/SAC are triggered and	thus cannot be	
	ruled ou	t at this sta		,		1		,	
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a	
Landscape							at appear to be in commercial use. It is consider		
&	that new	developm	ent at t	ne site v	vould be	an opp	portunity to ensure that this location has a mor as by incorporating GI elements of high visual	e positive	
townscape							mplementation of development.	amenity value.	
	11113 13 3	+	Р	IT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural	Within 2						o Grade II Listed Buildings, namely the 'Mill at		
heritage							e and Long Croft'. It is considered to be likely		
o o							o enhance the setting of these sensitive heritage		
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	
9 Air quality							t on an AQMA or CAZ. The construction and c		
o 7 iii quality						e in air	pollution in relation to existing levels due to po	ollution associated	
	with 59 h	nomes and	transp	ort move	ements.	1	I and and and and and and and	,	
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport							uent services, including those along Park Lan		
	railway station, Keighley, is 750m north east. Site is accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.								
	lack of d	esignated	cycle p	aths in t	he local	area.	Language upo upo upo upo upo upo upo upo upo upo	1	
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,	11a	
3 9				1			HO9, HO10		

		Effect on S	SA Objec	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	types an meet the	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.											
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
Accessible	Residen	ts would ha	ave acc	ess to a	broad r	ange o	f services and amenities 300m west of the site	along South					
services	Street (tl						e, around 280m to the north west.	1.0					
13 Social cohesion	interaction could alta line; the Services	on, without er the loca Keighley a s along this	the de I sense and Wo line te	velopme of comr rth Valle nd to be	nt being nunity a y Railwa season	g of a so and plac ay. This al and/o	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 g community, encouraging participation and or cale that may put pressure on local services at ce. Site is within 100m of A6035, and is adjace railway is a heritage/tourist line rather than at or weekend only, thus the potential impact on visual disturbances) is expected to be less that	nd facilities or ent to a railway n active main line. quality of life					
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure							s to a diverse range of culture and leisure opp vorship and theatres.	ortunities in					
15 Safe & secure	location out. How	where ther vever, new	e are c develo	urrently pment c	no resid	dential r tentially	SP1, SP3, SP4, SP16, H09, DS5, CO2 vould introduce new potential targets and victing teceptors, and so an increase in crime at the solution of the community cohesion and wellbeing, so could help to combat the local risk of crime.	ite cannot be ruled					
		++	Р	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	a genera Residen outdoor	al hospital, ts at the si	Airedal te woul nd com	le Gener d have g munity e	al Hosp ood ac	ital. cess to	nedical centre, Holycroft Surgery. The site is 5 a diverse range of semi-natural habitats with thich could improve both physical and mental h	opportunities for					
17		+	P	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
Education							School, is 500m north-east of the site. The nea	arest secondary					
	school, (Dakbank, i						40 - 401-					
18 Employment	opportur is 320m east of the	nities withir north-east	n, and a of the s It is un	idjacent site, as v certain th	to, the o	centre c slightly f	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ss to a broad range of high quality and diverse of Keighley, including the Worth Village Employ further afield towards the regional city of Bradf ich residential development would reduce employed.	yment Zone which ord in the south- ployment					
19 Economy	It is unce location. local eco potential	+ ertain the e However, onomy, suc l employee	P extent to the cor ch as by es for lo	LT o which restruction of increased	n and or ing the nesses.	ccupati deman An imp	SP6, SP14, SP16, EC1, EC2, EC3, EC4 elopment would reduce employment opportunion of new homes could have a minor beneficial for local goods and services and enhancing rovement in the built environment could lead to be further inward investment to help tackle local	al impact on the the pool of o an improved					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/065A, Marriner		Vacant field bordered			Preferred Option:
Road	1.21	by trees	Greenfield	30 dwellings	KY24/H

Summary of assessment for KY/065A:

The site could deliver a major positive effect for residents on the health SA Objective as a result of being within the target distances for all necessary health facilities.

A major adverse effect arises for the climate change resilience SA objective due to the site falling entirely within the active zone flood zones FZ2 and FZ3. More detailed flood risk assessments would likely be required for the site, and careful consideration given to the layout of the development. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local amenities, education facilities and employment areas.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site.

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
Buildings	Site is gr	eenfield. S	Site does	not coin	cide with	an MS	A. ALC Grade at the site is 'Urban'.					
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	risk of su through	The site falls entirely within FZ2 and FZ3. A very limited area of the Site (north and eastern perimeter) is at a low risk of surface water flooding. Given the size of the site in relation to this, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.										
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	Site is no	The River Worth is adjacent to the site's eastern perimeter. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.										
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	at the sit woodlan this woo The HR	e and redu d, as well a dland, sucl	ice local as areas h as thro g proces	ecologic of decid ugh impa s has ide	al conne- uous woo acts on re entified th	ctivity. odland oot zon nat likel	y significant effects on the South Pennine M	site adjoin TPO d adversely affect				
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National greenfiel would the existing	Parks or A d that conferefore be residential	ONBs. I tains GI likely to built forr	However elements adversel n, which	, resident of potenty y alter the would headscape a	tial dev itially h e local elp to lir	scernible effect on any landscape designation elopment at this site would result in the lossing the visual amenity, including trees and hedge townscape and landscape character. The simit the magnitude for potential effects, but a vinscape cannot be ruled out.	of open erows, and it ite is adjacent to				
		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
8 Cultural heritage	area. Th	Development at the site would be unlikely to have a discernible effect on a sensitive heritage asset or historic area. The Grade II Listed Building 'Knowle Mill' is 125m south-west of the site but due to the topography and the extensive presence of screening vegetation it would be unlikely to be discernibly affected by development at the										
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	homes w		cpected t	o result i	n a mino	r increa	n an AQMA or CAZ. The construction and o ase in air pollution in relation to existing leve					
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	railway s		ghley, is	950m no	orth east.	. Site is	nt services, including those along the A629 accessible for pedestrians and cyclists, alth	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an meet the	d tenures minimum	of the ho criteria d	using pro of policies	ovided be s HO4 ar	eing in I nd HO5	ds satisfying Bradford's housing needs, deprine with the Local Plan policies. The develo (10 or more homes, or an area of more tha houses to reflect local need.	pment would
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services							ervices and amenities 250m west of the site around 300m to the north.	along South
13 Social cohesion	interaction could alt Railway main line of life (th	on, without er the loca line by the e. Services lough expo	the deve I sense of River W along th	elopment of commo orth and his line te	being of unity and areas of nd to be	f a scale I place. I plantin seasor	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 community, encouraging participation and content that may put pressure on local services are that may put pressure on local services are The site is separated from the Keighley and g. This railway is a heritage/tourist line ratheral and/or weekend only, thus the potential indivisual disturbances) is expected to be less	nd facilities or I Worth Valley er than an active mpact on quality
14 Culture &	active lin	+ +	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							o a diverse range of culture and leisure opposition and theatres.	ortunities in
15 Safe & secure	location new dev	where thei	e are cu could pot	rrently no tentially e	one, and enhance	so an i commu	SP1, SP3, SP4, SP16, H09, DS5, C02 Ild introduce new potential targets and victir ncrease in crime at the site cannot be ruled inity cohesion and wellbeing, or increase na	out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	a genera Resident outdoor	al hospital, ts at the si	Airedale te would nd comm	General have go nunity en	Hospital od acces	l. ss to a c	ical centre, Holycroft Surgery. The site is 5. diverse range of semi-natural habitats with characteristic habitats with characteristic habitats with characteristic habitats.	pportunities for
17 Education	The nea	+	P y school	LT , Holycro		H ry Scho	SP6, SP14, SP16, EC3, DS5, CO2 ol, is 620m west of the site. The nearest sec	17a – 17c condary school,
18 Employment	opportur is 830m	nities withir	n, and ad	ljacent to	the cent	tre of K	SP6, SP14, SP16, EC1, EC2, EC3, EC4 broad range of high quality and diverse emp eighley, including the Worth Village Employ ther afield towards the regional city of Bradfo	ment Zone which
19 Economy	The cons	+ struction a					SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the loc rvices and enhancing the pool of potential e	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/069A, Hainworth		Small vacant plot			Preferred Option:
Road	0.23	containing trees	Greenfield	6 dwellings	KY25/H

Summary of assessment for KY/069A:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local amenities, education facilities and employment areas.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site.

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings	Site is gr	reenfield. S	Site does	not coin	cide with	an MS	SA. ALC Grade at the site is 'Urban'.				
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience		FZ1 and i able surfa	ces, con		current		ding. However, development could lead to a	_			
5 Water	- P LT IR M SP9, EN1, EN2, EN7, EN9 5a – 5e										
resources							n 100m of a surface waterbody. Developme consumption. SP10, SP11, EN1, EN2, EN3, EN7, EN9	nt at the site			
6 Biodiversity & geodiversity	development here, such as through a direct loss of trees or impacts on root zones.										
7 Landscape & townscape	National greenfiel would th existing	Parks or A ld that con erefore be residential	AONBs. I tains GI likely to built forr	However elements adversel n, which	, resident s of poter ly alter th would he	tial dev ntially h le local elp to lii	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designati elopment at this site would result in the loss igh visual amenity, including trees and hedg townscape and landscape character. The s mit the magnitude for potential effects, but a vnscape cannot be ruled out.	of open perows, and it ite is adjacent to			
	minor ac	O O	N/A	N/A	N/A	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
8 Cultural heritage	Develop area.	•					discernible effect on a sensitive heritage as				
	urou.	-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes v		xpected t	o result i	in a mino	r increa	n an AQMA or CAZ. The construction and case in air pollution in relation to existing leve				
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	6pm. Mo Keighley	Site is within 400m of several bus stops along Hainworth Road, which has an hourly service between 8am and 6pm. More frequent services are available at stops on Park Lane, 600m away. The nearest railway station, Keighley, is 1.5km north. Site is accessible for pedestrians and cyclists, although slightly hilly and there is a lack of designated cycle paths in the local area.									
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an meet the	d tenures minimum	of the ho criteria o	using pro of policies	ovided be s HO4 ar	eing in nd HO5	ds satisfying Bradford's housing needs, dep line with the Local Plan policies. The develo (10 or more homes, or an area of more tha houses to reflect local need.	pment would not			

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certain		Mitigation code(s)			
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
Accessible services		There are a number of local shops and services in proximity to the site. However, to access a broader range of services, residents may need to travel up to 1km north into the centre of Keighley.									
	00.1.000	+	P	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	interaction		the deve	elopment	being of	f a scal	community, encouraging participation and co e that may put pressure on local services ar				
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure		Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, and places of worship in Ingrow and the centre of Keighley, which is easily accessible.									
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where the	re are cu could pot	rrently no tentially e	one, and enhance	so an i commu	uld introduce new potential targets and victir ncrease in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na	out. However,			
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	distance Resident outdoor	. The site i ts at the si	s 6km so te would nd comm	outh-east have go nunity en	of a gen od acces gagemer	neral hoss to a cont, which	ey Group Medical Practice, putting it outside spital, Airedale General Hospital. diverse range of semi-natural habitats with chapter improve both physical and mental h	pportunities for			
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education		rest primaı ry school,					rimary School, is 620m west of the site. The te.	nearest			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	opportun	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities within, and adjacent to, the centre of Keighley, including the Worth Village Employment Zone which is 1.2km north of the site, as well as slightly further afield towards the regional city of Bradford in the south-east of									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		reasing th					ld have a minor beneficial impact on the loc rvices and enhancing the pool of potential e				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/070/071, Hainworth Wood Road	3.23	Vacant greenfield comprising trees and grasses	Greenfield	75 dwellings	Preferred Option: KY26/H

Summary of assessment for KY/070/071:

A significant adverse effect on the biodiversity SA Objective cannot be ruled out as there is a woodland surrounding a stream onsite, which is part of an LWS and is TPO protected, and is linked with an Ancient Woodland just outside of the site. loss of open space and greenfield, containing visually attractive GI elements, would be likely to adversely alter the local character. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The site is situated in a location with good access to most key services, amenities, and facilities, including shops, cultural spaces and jobs. Access to schools is particularly good. Access to sustainable transport modes is somewhat limited, with both a bus stop with frequent services and a railway station being outside the target distances.

		Effect on S	SA Objec	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d	
Buildings	Site is greenfield and so would not constitute an entirely efficient use of the land resource, although it has an ALC Grade of 'Urban', with a small area of Grade 4, and so it does not contain BMV soils. Site is not within an MSA.								
4.01		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e	
4 Climate change resilience	the size of	of the site in	n relatio	on to this	watercou	ırse, it i	firisk is in the site, associated with a small of sexpected that it would be avoided through an increase in impermeable surfaces, compared to the surfaces of	n a careful layout of	
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a - 5e	
5 Water resources		tion. A sma					t the site would result in a minor increase in le of the site. Development could impact up		
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
6 Biodiversity & geodiversit y	Developer potentially woodland within the affect the The site f site level identified	nent could y resulting d (the section e Natural E e LWS, woo falls within and consu	place the lost on of the ngland odland a SSSI ltation version signification.	his sensited one of fur the LWS was and would limpact Fwith Natu	tive habit nctionally rithin the or (which d reduce Risk Zone ral Engla	at area linked site is rota local ec. Furthand und	which is also an LWS and is TPO protecte at risk of harm, exposing it to increased distand. The LWS extends through the site, who marked as being Ancient Woodland). The constraint). Development here would be loological connectivity. Ber consideration of the likely risks should be ertaken if necessary. The HRA Screening pennine Moors SPA/SAC are triggered and	sturbances and hich is also TPO ne site falls entirely ikely to adversely e undertaken at the process has	
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
Landscape & townscape	However		f open				al built form adjacent to existing residential luding visually attractive GI elements, woul		
8 Cultural		0	n/ a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None	
heritage	Developn	nent at the	site wo	uld be ur	nlikely to	have a	discernible impact on any heritage asset o	r historic area.	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c	
9 Air quality	construct	ion and oc	cupatio	n of new	homes a	t the sit	ave a discernible impact on and AQMA or C e would be expected to result in a minor in associated with homes and transport mov	crease in air	
40		-	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	south, of		Railway	Station. I	Pedestria	an and o	, appear to be 500m west on South Street. cycling access of the site is good, although		

		Effect on S	A Objec	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
TTTTOUSING	The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.										
12 Accessible		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
services	Site is wit	thin 600m o	of vario	us local s	ervices a	and am	enities, including shops, just off Halifax Roa				
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	communi	velopment at the site would situate new residents within an existing community, encouraging participation and mmunity interaction, without the development being of a scale that may put pressure on local services and illities or could alter the local sense of community and place.									
14 Culture & leisure		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
& leisure	Site has	good acces	s to pu	bs, cultui	ral space	s and c	pen spaces in the local area.				
		+/-	Р	LT	IR	M	TR5, TR8, EN8, DS5	15a			
15 Safe & secure	location v	vhere curre	ently the	ere are no	one. How	ever, n	duce new potential victims or targets of crime we development could potentially enhance ance, and so could help to combat the local	community			
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	Airedale diverse ra communi	General Ho ange of ser	ospital a ni-natu nent op	approxima ral habita	ately 6km ts throug	n north- Jhout th	e. Site is within the 8km target distance of a west. Residents at the site would have excelled a countryside with opportunities for our mprove both physical and mental health for	cellent access to a utdoor exercise and			
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education	The near		schoo		•		650m north-west. The nearest secondary	school, Oakbank,			
18		+	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employme nt	The site would provide residents with excellent access to a broad range of employment opportunities within, adjacent to, the centre of Keighley, including the Worth Village Employment Zone and the Business Development Zone 3km north-east.										
		+	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	economy for local b	by increas	ing the	demand proveme	for local nt in the l	goods : built en	ne site could have a minor beneficial impac and services and enhancing the pool of por vironment could lead to an improved attrac ent.	tential employees			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/073, Hainworth Lane/ Halifax		Vacant plot	0 " 11	44 1 11	Preferred
Road	0.40	with scrub and trees	Greenfield	11 dwellings	Option: KY27/H

Summary of assessment for KY/073:

The site could deliver major positive effects for residents on both the health and education SA Objectives, as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education.

Minor positive effects were predicted for nearly all other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local amenities and employment areas.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site which overlaps deciduous woodland priority habitat and adjoins TPO woodland.

		Effect on S	SA Object	ve				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancingLocal Plan policies	Mitigation code(s)
3 Land &		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings	Site is gr	reenfield S	ite does	not coind	cide with	an MS	A. ALC Grade at the site is 'Urban'.	_
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	through		ayout is e	expected	to be av	oided. I	t a low and medium risk of surface water flon However, development could lead to an incr	
_ \\/_+_ "		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							n 100m of a surface waterbody. Development consumption.	nt at the site
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	at the sit priority h through The HRA	e and redulabitat and a direct los	uce local adjoins as of tree g proces	ecologic TPO woo s or impa s has ide	cal conne- odland, wacts on re entified th	ctivity. hich co oot zon nat likel	y significant effects on the South Pennine M	us woodland nent here such as
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National greenfiel likely to built forn	Parks or A Id that con adversely	AONBs. I tains GI o alter the ould help	However elements local tow to limit	, resident s of poten nscape a the magn	tial dev itially h and land itude fo	scernible effect on any landscape designation elopment at this site would result in the lossing the visual amenity including trees, and it workscape character. The site is adjacent to export potential effects, but at this stage a minor out.	of open uld therefore be isting residential
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop area.	ment at the	e site wo	uld be ui	nlikely to	have a	discernible effect on a sensitive heritage as	sset or historic
O Air avality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality							air pollution at the site in relation to existing associated transport movements and house	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport								
	J	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an meet the	d tenures minimum	of the ho criteria c	using pro	ovided be s HO4 ar	eing in I nd HO5	ds satisfying Bradford's housing needs, depine with the Local Plan policies. The develo (10 or more homes, or an area of more tha houses to reflect local need.	pment would

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancingLocal Plan policies	Mitigation code(s)				
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
services		Residents would have access to a broad range of services and amenities 450m north-west of the site along Staveley Road in Ingrow.										
	+ P LT IR H SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 13a											
13 Social cohesion	interaction		the deve	elopment	being of	f a scal	community, encouraging participation and co e that may put pressure on local services ar					
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure		Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, and places of worship in Ingrow and in the centre of Keighley.										
		+/-	P	LT	İR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where the	re are cu could pot	rrently no entially e	one, and enhance	so an i commu	uld introduce new potential targets and victir ncrease in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na	out. However,				
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	south-ea Resident outdoor	ist of a ger ts at the si	neral hos te would nd comm	pital, Aire have go nunity en	edale Ge od acces	neral H	diverse range of semi-natural habitats with on the could improve both physical and mental h	pportunities for				
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education		rest primai School is					, is 500m north of the site. The nearest seco	ondary school,				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	opportun is 1.9km	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities within, and adjacent to the centre of Keighley, including the Worth Village Employment Zone which is 1.9km north-east of the site, as well as slightly further afield towards the regional city of Bradford in the southeast of the district.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		reasing th					ld have a minor beneficial impact on the loc rvices and enhancing the pool of potential e					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/075, Staveley Way, Keighley	0.30	Derelict PDL plot with existing industrial buildings that have fallen into disrepair	Brownfield	10 dwellings	Preferred Option: KY28/H

Summary of assessment for KY/075:

The site could deliver major positive effects for residents on both the health and education SA Objectives, as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. Minor positive effects were predicted for nearly all other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local amenities and employment areas.

As a PDL site, there are opportunities here for achieving biodiversity net gains and improvements to the local character, depending on the implementation of the development.

The River Worth is within 10m of the site and as such careful consideration around protecting water quality would be required. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

		Effect on S	SA Object	ive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Pla policies	Mitigation code(s)	
3 Land &		+	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3f	
Buildings	Site is P	DL and co	ntains ex	isting bu	ildings a	nd mad	le ground that could present opportunities fo	r reusing	
ŭ	structure	s or const	ruction n	naterials.	oincide with an MSA. ALC Grade at the site	is 'Urban'.			
4 Climate change		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
resilience	Site is in	FZ1 and I	nas a vei	v limited	extent o	f land a	It a low and medium risk of surface water flo	odina.	
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources	quality. S	Site is not v	within a (GSPZ. D	evelopm	ent at ti	perimeter. Development here could pose a result in a minoral time and to result in a minoral ting levels.		
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6 Biodiversity & geodiversity	Site is PDL containing buildings. It is considered to be likely that it is of limited biodiversity value in its current condition. New development here would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements.								
	a.cgg	+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a	
7 Landscape & townscape	of disrep this local elements	eair. It is co tion has a s of high vi by various	nsidered more po sual ame	I to be lik sitive infl enity valu	ely that ruence or le or by e	new den the loc ensurin	appear to be potentially derelict and to have velopment at the site would be an opportunitieal townscape character, such as by incorping that the new development is of a high qual newhat dependent on the design and impler	ty to ensure that orating GI ity design (as	
0.0		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None	
8 Cultural heritage	Develop area.	ment at the	e site wo	uld be ur	nlikely to	have a	discernible effect on a sensitive heritage as	set or historic	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	
9 Air quality	homes w		kpected t	to result i	in a mind	r increa	n an AQMA or CAZ. The construction and o ase in air pollution in relation to existing leve		
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	nearest	railway sta	tion, Kei	ghley, is	2km nort	th east.	nt services, including those along Staveley Pedestrian and bicycle access to the site is the local area.	Road. The sufficient,	
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Pla policies	Mitigation code(s)			
							ds satisfying Bradford's housing needs, dep				
							line with the Local Plan policies. The develog (10 or more homes, or an area of more that				
							houses to reflect local need.	ii o.onaj, mat			
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,	12a			
Accessible	Residen	ts would h	ave acce	ss to a b	road ran	ge of s	ervices and amenities within 300m of the sit	e along Staveley			
services		d Ashbour				J		,			
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	Site wou										
	interaction	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or									
	could alt	er the loca	I sense d	of commi	unity and	place.					
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
eisure		Residents at the site would have good access to a diverse range of culture and leisure opportunities including									
	pubs, restaurants, and places of worship in Ingrow and in the centre of Keighley, which is easily accessible.										
		+/-	P	LT	IR.	L	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a			
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development and the replacement of derelict buildings could potentially enhance community cohesion and wellbeing, and increase natural surveillance, and so could help to combat the local risk of crime.										
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
	Residents would be within 350m of the nearest medical centre, Kilmeny Group Medical Practice. Site is 5.7km										
16 Health		south-east of a general hospital, Airedale General Hospital.									
	outdoor		nd comm	nunity en			diverse range of semi-natural habitats with c th could improve both physical and mental h				
	resident	++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education		rest primai k. is 530m					, is 250m north of the site. The nearest seco				
	Gartbarn	+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities within, and adjacent to, the centre of Keighley, including the Worth Village Employment Zone which is 1.9km north-east of the site, as well as slightly further afield towards the regional city of Bradford in the southeast of the district.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		reasing th					ld have a minor beneficial impact on the loc rvices and enhancing the pool of potential e				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/081, Woodhouse	0.70	Greenfield plot	0 " 1 1	0.4 1 11:	Preferred Option: KY29/H
Road, Keighley	0.79	with trees	Greenfield	24 dwellings	

Summary of assessment for KY/081:

The site could deliver a major positive effect for residents on the health SA Objective as a result of being within the target distances for all necessary health facilities.

Minor positive effects were predicted for most other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local amenities, education facilities and employment areas.

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site which is almost entirely deciduous woodland priority habitat.

SA Objective		Effect on SA Objective							
	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e	
Buildings	Site is g	reenfield. S	Site does	not coin	cide with	an MS	A. ALC Grade at the site is 'Urban'.	_	
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience	relation t	to this, it is	expecte	d that it v	would be	avoide	igh risk of surface water flooding. Given the d through a careful layout of development. ble surfaces, compared to current levels.		
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							thin a GSPZ. Development at the site would nis location in relation to existing levels.	d be expected to	
6 Biodiversity & geodiversity			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
	at the sit habitat, the developed The HRA	e and redu whilst TPO ment here,	ice local woodlar such as g proces hus cann	ecologiond is just through is has ide	al conne west of t a potenti entified th ed out at	ctivity. the site tal direct hat likel this sta		and priority I by new ones. Ioors SPA/SAC	
7 Landscape & townscape	National greenfie likely to built form	Parks or A Id that con adversely	AONBs. I tains GI alter the ould help	However elements local tow to limit	, resident s of poter nscape a the magr	tial dev ntially hi and land nitude fo	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designati elopment at this site would result in the loss gh visual amenity, including trees, and it wo dscape character. The site is adjacent to ex or potential effects, but at this stage a minor out.	of open ould therefore be isting residential	
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None	
heritage	Development at the site would be unlikely to have a discernible effect on a sensitive heritage asset or historic area.								
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.								
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	but site i Keighley	s within 40	00m of bu north. Si	us stops te is ver	along So / accessi	uth Str	have only an hourly service between 8.30a eet with frequent services. The nearest raily pedestrians and cyclists, although there is a	ay station,	
11 Housing	, g	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	

		Effect on S	SA Object	ive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
	types an meet the	d tenures minimum	of the ho criteria o	using pro of policies	ovided be s HO4 ar	eing in l nd HO5	ds satisfying Bradford's housing needs, deprine with the Local Plan policies. The develo (10 or more homes, or an area of more that houses to reflect local need.	pment would	
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
Accessible services		ts would hance A629).	ave acce	ess to a b	road ran	ge of s	ervices and amenities within 600m of the sit	e along South	
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to the Keighley and Worth Valley Railway line. This railway is a heritage/tourist line rather than an active main line. Services along this line tend to be seasonal and/or weekend only, thus the potential impact on quality of life (though exposure to air pollution and noise, and visual disturbances) is expected to be less than that of an active line.								
14 Culture & leisure	Pasidani	+	P te would	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 diverse range of culture and leisure opporture	12a	
leisure	pubs, res	staurants, +/-	places o	f worship LT	and the	atres in L	the centre of Keighley. SP1, SP3, SP4, SP16, H09, DS5, C02	15a	
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.								
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	location Resident outdoor	within the ts at the si	site. The te would nd comm	site is 5. have go nunity en	.8km sou od acces	th-east s to a c	Froup Medical Practice or Holycroft Surgery of a general hospital, Airedale General Hos diverse range of semi-natural habitats with on the could improve both physical and mental h	spital. pportunities for	
17 Education	The near	+	P y school Oakbanl	LT I, St Jose k, is 1.3k	m south-	west of			
18 Employment	opportunis 1.1km	nities withir	resident n, and ad	s with go	od acces the cent	ss to a l tre of K	SP6, SP14, SP16, EC1, EC2, EC3, EC4 broad range of high quality and diverse empeighley, including the Worth Village Employ ther afield towards the regional city of Bradf	ment Zone which	
19 Economy	The cons	+ struction a creasing th					SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the loc rvices and enhancing the pool of potential e		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/083, Beck Street/Bridge Street	0.56	Vacant PDL plot covered in scrub	Brownfield	39 dwellings	Preferred Option: KY30/H

Summary of assessment for KY/083:

As a PDL site in the centre of Keighley, KY/083 would be an efficient use of the land resource and would provide residents with excellent access to key services and amenities, including shops, cultural spaces, and recreational areas, with particularly good access to schools and sustainable transport options.

The site is a good opportunity to deliver biodiversity net gain and improvements to the local townscape character, as well as the vitality of Keighley's centre.

A large portion of the site is at a risk of surface water flooding, which may require careful consideration through any planning application for development here.

A major negative effect is predicted in relation to water resources due to the presence of the North Beck onsite (classified as a main river by the Environment Agency).

		Effect on	SA Obje	ctive					
SA Objective	Baseline trend S	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a - 3e	
Buildings					tial imp	acts of	pan', the site would constitute an efficient use of development on the sand and gravel MSAs it of	oincides with.	
4 Climate change resilience	flood risl A very s	k. mall area i	n the s	outh eas	stern co	rner of	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7 of surface water flooding with some areas of the site is in FZ2 and FZ3. Given the size of the avoided through the layout of development	e site in relation to	
5 Water resources	Site doe connecte Develop	s not coinced with the ment here	P cide with River V could p	LT h a GSF Worth to oose a r	IR PZ. The o the earlisk to w	H North East. The rater qu	SP9, EN1, EN2, EN7, EN9 Beck runs through the southern section of KY/0 Environment Agency classifies the North Beck	5a - 5e 083, which is	
6 Biodiversity & geodiversity	Develop contribut	P LT IR M SP10, SP11, EN2, EN3, EN7, EN9 6a – 6h Development at the site would be an opportunity to enhance the biodiversity value of the site and to improve their contribution to the connectivity of the wider ecological network. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape							SP2, EN1, EN3, EN5, EN6, DS2, DS3 to enhance their contribution towards the localising that incorporates GI elements.	7a, 7b al character by	
8 Cultural heritage	perimete new dev	er, are severelopment o	eral Gra of a hig	ade II Li h-qualit	sted Bu y with d	ildings, lue con	SP2, EN1, EN3, EN5, EN6, DS2, DS3 Conservation Area. Within and adjacent to the situated on Church Street. With the site being sideration for local heritage that incorporates G of the Listed Buildings and the character of the	a vacant PDL plot, I elements could	
9 Air quality	- P LT IR M SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 9a - 9c Development at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.								
		++	Р	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	services	. Keighley	Railwa	y Statio	n is 725	m nortl	s just outside the site, in the centre of Keighley n-east. The site is highly accessible for pedestral lack of designated cycle paths in the local ar	ians and also	

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
12		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services		nmediately s, including					Centre. The site is within 600m of various local shley.	services and
		+/-	Р	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	without of without to local ser	disrupting on the develop the se of com	cohesivoment I munity	eness of peing of and pla	of existing a scale ce. Site	ng come that me is adja	within an existing community in an area of high munity, encouraging participation and commun ay put pressure on local services and facilities acent to A629, which would be likely to impact of air pollution and noise and visual disturbances	ity interaction, or could alter the on the quality of life
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	Site has	excellent a	access	to pubs	, cultura	al space	es, and open spaces in the local area in the cer	ntre of Keighley
		+/-	Р	LT	IR	M	TR5, TR8, EN8, DS5	15a
15 Safe & secure	location	where curr	ently tl	nere are	none.	Howeve	ntroduce new potential victims or targets of crimer, new development could potentially enhance reillance, and so could help to combat the local	community
		++	P	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c
16 Health	General natural h	Hospital a	pproxir h oppo	nately 4 rtunities	.5km no for out	orth-we door ex	e site is within the 8km target distance of a hosp st. The site would provide residents with good a cercise and community engagement opportuniti residents of these developments.	access to semi- es, which could
		++	Р	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education	Schools.		hin the				ncluding Holycroft, Keighley St Andrew's and P f a secondary school, with Holy Family Catholic	
		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	adjacent	would proving to, the cerness Deve	ntre of	Keighle	y, includ	cellent a ding the	access to a broad range of employment opportu Worth Village Employment Zone (650m to the	unities within, and north east) and
		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	economy for local	by increa	sing th s. An ir	e dema nproven	nd for lo	ocal goo the buil	at the site could have a minor beneficial impactods and services and enhancing the pool of pot tenvironment could lead to an improved attract	ential employees

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/092, Cark Road,		Greenfield plot			Preferred Option:
Keighley	0.32	covered with trees	Greenfield	11 dwellings	KY31/H

Summary of assessment for KY/092:

The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education.

Minor positive effects were predicted for most other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local amenities and employment areas.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a site which is almost entirely TPO woodland. The site is 55m east of the Devonshire Park and Cliffe Castle Conservation Area, the setting of which could potentially be impacted upon.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings	Site is g	reenfield. S	Site doe	es not co	oincide	with an	MSA. ALC Grade at the site is 'Urban'.	
4 Climate		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	high and	l medium r	isk, ho	wever, tl	nis may	be diff	t a low risk of surface water flooding and a very icult to avoid given the site's relatively small siz urfaces, compared to current levels.	
_ \\/_t==		-	Р	LT	İR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources			esult in	a mino	rincrea	se in w	rithin 100m of a surface waterbody. Developme ater consumption.	
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	reduce b woodlan adverse	oiodiversity d, which co effects on	value ould be root zo	at the si adversones.	te and i ely affe	educe cted by	is of some biodiversity value. New development local ecological connectivity. The site is almost new development here, such as through a directively significant offects on the South Respine.	entirely TPO ect loss of trees or
		ered and the					likely significant effects on the South Pennine Ns stage. SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National greenfiel likely to built form	Parks or A Id that conta adversely a	AONBs tains G alter the ould he	. Howev I elemer e local to elp to lim	er, resints of pownscanit the m	dential otential pe and nagnitud	a discernible effect on any landscape designat development at this site would result in the losely high visual amenity, including trees, and it we landscape character. The site is adjacent to expect the for potential effects, but at this stage a minouled out.	s of open ould therefore be kisting residential
		-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	screenin	g vegetation	on betv	een the	site ar	d this s	fe Castle Conservation Area. There is existing tensitive historic area. However, a minor adversely ruled out at this stage.	
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes v		xpected	d to resu	ılt in a n	ninor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levels.	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	railway s		ghley,	is 900m	south 6	east. Si	quent services, including those along Skipton I te is accessible for pedestrians and cyclists, all	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an meet the	d tenures minimum	of the h	ousing of polic	provide ies HO	d being 4 and H	wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develo HO5 (10 or more homes, or an area of more that able houses to reflect local need.	opment would

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
Accessible services							of services and amenities along Hard Ings Roa 600m south of the site.	d 350m east on	
		+/-	P	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is within 100m of the A650 and adjacent to a railway line, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.								
4.4. Cultura 9		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
14 Culture & leisure	pubs, res	Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants and places of worship in the centre of Keighley. The Leisure Centre, Keighley, is 550m south east of the site.							
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	location new dev	where ther	e are could p	urrently otentiall	none, a y enhar	and so nce con	would introduce new potential targets and victing an increase in crime at the site cannot be ruled naminity cohesion and wellbeing, or increase name.	out. However,	
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	east of a Resident outdoor	general hots at the sit	ospital, e woul nd com	Airedal d have s munity	e Gene good ad	eral Hos ccess to	medical centre, North Street Surgery. The site ispital. o a diverse range of semi-natural habitats with which could improve both physical and mental h	opportunities for nealth for the	
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
Education							Primary School, is 640m south of the site. The m west of the site.	nearest secondary	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	opportun	ities in the	centre	of Keig	hley, in	cluding	ss to a broad range of high quality and diverse the Beechcliffe Employment Zone which is 10 onal city of Bradford in the south-east of the dis	Om east of the site,	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy		reasing th					could have a minor beneficial impact on the lood services and enhancing the pool of potential of		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/099, James Street East	0.22	Partially PDL plot with car parking spaces and scrub	Mix	10 dwellings	Preferred Option: KY32/H

Summary of assessment for KY/099:

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

As a partial greenfield site, in proximity to woodland, there is the potential for minor effects on biodiversity and local townscape character. The site's location provides good access to key services and amenities, including shops, jobs, and cultural and recreational areas. The site has excellent access to sustainable transport modes, schools, and health facilities.

		Effect on S	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d
Buildings		s not coind ld, althoug					at KY/099 would result in the loss of a limited i'.	area of
4 Climate	J	+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
change resilience		FZ1 and i					oding. However, development could lead to a	n increase in
resilierice	impenne	- Janie Sulla	D D	I IT	IR	H	SP9, EN1, EN2, EN7, EN9	5a - 5e
5 Water	Sito doo	c not coinc	ido with	:			rbodies are not within 100m of the site. New re	
esources	develop		s greenfi				cted to increase water consumption at these lo	
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	here cou opportur The HRA	uld reduce nities for re	ecologic alising b g proces	al conne liodivers ss has ic	ectivity. I ity net g lentified	Howeve ains. that like	ness contain areas of scrub and grasses, and ser, it is a mix of PDL and greenfield and so the ely significant effects on the South Pennine Metage.	re could be
7 Landscape	are myy	-	P	IT	IR	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
& townscape	The loss	of areen a	•				entially have an adverse impact on the local of	
Cultural	1110 1033	O	n/a	n/a	n/a	H H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None
eritage	Develon	•					a discernible impact on any heritage asset or	
icitage	Develop	-	P	I IT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c
9 Air quality	construc	tion and o	ccupatio	n of new	homes	at the	have a discernible impact on and AQMA or Cosite would be expected to result in a minor incon associated with homes and transport move SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	rease in air
10 Transport	south-ea	ithin 400m	of multi nley Rail	l ple bus : way Sta	l stops ald	l ong Par	TR6 k Lane with frequent services and is approxim and cycling access at the site is good althou	nately 800m
(A. I.I.a		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
I1 Housing		types as re	equired l		Plan po	licies.	owards satisfying Bradford's housing needs, i	
2 Accessible		+	Р	L LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
ervices	The site						rvices and amenities on offer in the centre of k	
		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
3 Social cohesion	commun facilities Valley R tend to b	nity interact or could a ailway line oe seasona	tion, with Iter the lo . This ra al and/or	nout the ocal sen ilway is weeker	developouse of co a heritage ad only, t	ment be mmunit ge/touri thus the	its within an existing community, encouraging eing of a scale that may put pressure on local by and place. Site is within 100m of the Keighle st line rather than an active main line. Service potential impact on quality of life (though expoected to be less than that of an active line.	services and ey and Worth s along this line
14 Culture &	ponduon	+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		offers new		its with e	excellent	access	s Keighley town centre with its wide and varied	d cultural and
		+/-	P	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
					1			

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
15 Safe & secure	locations	New residential development at KY/099 would introduce new potential victims or targets of crime at vacant locations where currently there are none. Development at the site could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b				
16 Health	is approx of semi-	The nearest GP surgery, the Holycroft Surgery on Oakworth Road, is 775m north-west. Airedale General Hospital is approximately 5km north-west. The site would provide new residents with excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.										
17 Education		++	P	LT	IR	М	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
	Site is 3						Oakbank Secondary School is 1.6km south-we					
18 Employment							SP6, SP14, SP16, EC1, EC2, EC3, EC4 mployment opportunities in and adjacent to Kent Zone and the Business Development Zone					
		+	Р	LT	IR	Ĥ	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	economy for local	y by increa	sing the	demand proveme	d for loca ent in the	al good: e built e	the site could have a minor beneficial impact a and services and enhancing the pool of pote nvironment could lead to an improved attracti ment.	ential employees				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/101, Parkwood Rise	0.21	Small greenfield plot covered in scrub	Greenfield	7 dwellings	Preferred Option: KY33/H

Summary of assessment for KY/101:

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

As a small greenfield site, minor adverse effects have been predicted for most natural environment themed SA Objectives. The site is well located to provide access to services and facilities, including shops, health facilities, and jobs, with particularly good access to schools and sustainable transport modes.

		Effect on	SA Objec	tive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &		-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d	
Buildings		s not coind			A. Devel	opmen	t at KY/101 would result in the loss of gre	enfield, although its	3
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e	
change resilience		FZ1 and able surfa					ooding. However, development could lead	I to an increase in	
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a - 5e	
5 Water resources	developi		s greent	field site	would b	e expe	erbodies are not within 100m of the site. Noted to increase water consumption at the	ese locations in	
6	Danielan		P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	_
Biodiversity & geodiversity	trees, so	rub, and g	rasses. Ig proce	Develop ss has id	ment he dentified	ere coul that lik	duce the biodiversity value for the site, which potentially reduce local ecological conrelly significant effects on the South Pennistage.	nectivity.	
7	J	-	Р	LT	IR	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
Landscape & townscape	The loss	of green or rse impact	open spa	ace at K' local cha	Y/101, a racter.	s well a	as some visually attractive GI elements, c	ould potentially hav	/e
8 Cultural		0	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None	
heritage	Develop	ment at K'	Y/101 w	ould be ι	unlikely	to have	a discernible impact on any heritage ass	et or historic area.	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c	
9 Air quality	construc	tion and o	ccupatio	on of nev	v homes	at the	have a discernible impact on and AQMA site would be expected to result in a mino on associated with homes and transport in	or increase in air	
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	south of		Railway	Station.			rk Lane with frequent services and is app I cycling access at the site is good althou		f
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
i i i lousilig		could mak types as r					towards satisfying Bradford's housing ne	eds, including a mix	c of
12 Accessible		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
services	The site	is within 3	00m of	a broad	range of	key se	rvices and amenities on offer in the centr	e of Keighley.	
13 Social cohesion	commun	ity interac	tion, witl	hout the	develop	ment b	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 nts within an existing community, encouraeing of a scale that may put pressure on ty and place.		and
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure		offers nev		nts with e	excellen	t acces	s Keighley town centre with its wide and	varied cultural and	

		Effect on	SA Objec	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	locations	New residential development at KY/101 would introduce new potential victims or targets of crime at vacant locations where currently there are none. Development at the site could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.									
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	approxin semi-nat	nately 5km tural habita	n north-wats with	est. The opportur	e site wo	ould pro outdoo	Oakworth Road, is 775m west. Airedale vide new residents with excellent access rexercise and community engagement of the residents of these developments.	to a diverse range	of		
17		++	Р	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education	Site is 23	35m south	-west of	Parkwo	od Prima	ary Sch	ool. Oakbank Secondary School is 1.8km	south-west.			
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment							employment opportunities in and adjacent Zone and Business Development Zone.	to Keighley Town			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	economy for local	y by increa	asing the es. An im	deman	d for loca ent in the	al good e built e	the site could have a minor beneficial important sand services and enhancing the pool of environment could lead to an improved attement.	potential employe			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/125, Former Branshaw		Vacant PDL plot			Preferred Option:
School	0.51	with car parking spaces	Brownfield	30 dwellings	KY34/H

Summary of assessment for KY/125:

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

The only minor adverse effects predicted are those related to increases in air pollution and water consumption, which have been predicted at nearly all sites. As a PDL site within the Keighley urban area, residents here would have excellent access to services and amenities, including jobs, shops, and transport options, with particularly good access to schools and health facilities.

		Effect on S	SA Object	tive				
SA Objective Baseline trend Score of effect		Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a - 3e
Buildings							n', the site would constitute an efficient use o	
	dependi						nt on the sand and gravel MSAs it coincides v	
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
change resilience	The site	is in FZ1.					water flooding.	
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a - 5e
resources		s not coinc e likely to in					aterbodies are within 100m of KY/125. Development	opment at the site
	would be		P	IT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Develop	ment at the	-	ould be a			o enhance the biodiversity value of the site ar	
6 Biodiversity & geodiversity	contribut woodlan habitat, The HR	tion to the d priority h although o	connectinabitat the nonection community that the community is not considered to the contract of the contract o	vity of that is TPopleted the second the sec	ne wider O proted he devel lentified	ecolog ted. Th opmen that like	ical network. Adjacent to KY/125's northern p be construction of homes at the site could pos t could provide a boost to the habitat through ely significant effects on the South Pennine N	erimeter is some e a risk to this tree planting.
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None
7 Landscape	Develop	ment at the	e site wo	uld be a	n oppor	tunity to	enhance its contribution towards the local c	haracter by
& townscape							ng that incorporates GI elements.	•
8 Cultural		0	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
heritage	Develop	ment at K		<u>uld be ι</u>			a discernible impact on any heritage asset or	historic area.
		-	P	LT LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c
9 Air quality	construc	tion and o	ccupatio	n of new	/ homes	at the	have a discernible impact on and AQMA or C site would be expected to result in a minor inc on associated with homes and transport move	rease in air
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Site is w	ithin 400m	of multi	ple bus	stops wi	th frequ	ient services, including those along Oakworth	Road, and is
							ay Station. Pedestrian and cycling access at	the site is good
	although	there is a	lack of I	ocal des	ignated	cycle p		T
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing							owards satisfying Bradford's housing needs,	including a mix of
	housing	types as re				1	I	T
		+	Р	LT	IR	M	SC2, SC6, SC10 s to a diverse range of key services and ame	12a
40.4 "	-				voollont	access	s to a diverse range of key services and amei	
12 Accessible services	just off a		the B61				ous services and amenities, whilst also havin	
	just off a Keighley	stretch of town cent	the B61 tre.	25 wher	e there a	are vari	ous services and amenities, whilst also havin	g good access to
services 13 Social	just off a Keighley Develop	stretch of town cent + ment at the	the B61 tre. P e site wo	25 wher LT ould situa	e there a	are vari M residen	ous services and amenities, whilst also havin SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 Its within an existing community, encouraging	g good access to 13a participation and
12 Accessible services 13 Social cohesion	just off a Keighley Develop commur	stretch of town cent + ment at the lity interact	the B61 tre. Pe site wo	LT buld situation the court the cour	IR ate new develop	M residen	ous services and amenities, whilst also havin	g good access to 13a participation and

		Effect on S	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
14 Culture & leisure	The site offers new residents with excellent access to culture and leisure spaces and activities. KY/125 sits just off a stretch of the B6143 where there are various takeaways, cafes/restaurants and community facilities, whilst also having good access to Keighley town centre.										
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	there are	currently	none, ar nhance c	nd so an commun	increas	e in crir	re new potential targets and victims of crime as the site cannot be ruled out. However, d wellbeing, or increase natural surveillance,	new development			
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	General natural h	Hospital a abitats wit	pproximath opport	ately 4.5 unities f	km nortl or outdo	h-west. or exer	within the 8km target distance of a hospital, value in the site would provide residents with good a cise and community engagement opportunities idents of these developments.	ccess to semi-			
47.51		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education	Holycrof	t Primary S	School is	315m s	outh-ea	st. Oak	bank Secondary School is 1km south.	•			
		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	The site would provide residents with excellent access to a broad range of employment opportunities within and adjacent to Keighley Town Centre, including the Worth Village and Hard Ings/Beechcliffe Employment Zones and Business Development Zones.										
		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	economy for local	y by increa	sing the	demand proveme	d for loca ent in the	al good: e built e	the site could have a minor beneficial impact s and services and enhancing the pool of potential environment could lead to an improved attract ment.	ential employees			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/133, Land Off Golden View Drive, Thwaites	0.99	Vacant greenfield/ Potentially agricultural.	Greenfield, Green Belt	30 dwellings	Preferred Option: KY35/H

Summary of assessment for KY/133:

The site could deliver a major positive effect for residents on the health SA Objective as a result of being within the target distances for all necessary health facilities.

Minor positive effects were predicted for most other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local amenities and education facilities

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site. Being on raised ground atop a small hill, the site would likely be visible from a distance and as such development at the site could impact the landscape and alter the local character.

		Effect on SA Objective						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings	Site is gr	reenfield. S	Site doe	s not co	pincide	with an	MSA. ALC Grade at the site is a mix of Grade	4 and 'Urban'.
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change							flooding. However, development could lead to a	n increase in
resilience	imperme	able surfa	ces, co	mpared	to curr	ent leve		
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							rithin 100m of a surface waterbody. Developme	nt at the site
resources	would be	e likely to re	esult in	a minor	r increa	se in w	ater consumption.	
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity							sity value. New development here could reduce	biodiversity value
&		e and redu						
geodiversity							likely significant effects on the South Pennine M	loors SPA/SAC
geodiversity	are trigg	ered and the	hus car	not be i	ruled οι	ut at this		
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
							a discernible effect on any landscape designation	
	National	Darke or A	\ONIDa	11				
							development at this site would result in the loss	
7 Landscane	greenfiel	ld and Gre	en Belt	land tha	at, in its	curren	t condition, likely makes a positive contribution	towards the local
7 Landscape & townscape	greenfiel landscap	ld and Gre be and tow	en Belt nscape	land that charac	at, in its ter. Nev	curren w devel	t condition, likely makes a positive contribution opment here would be likely to adversely affect	towards the local this and to alter
7 Landscape & townscape	greenfiel landscap the local	ld and Gre be and tow character.	en Belt nscape . The si	land that characte is adj	at, in its ter. Nev acent to	curren w devel o existii	t condition, likely makes a positive contribution opment here would be likely to adversely affect ng residential built form, which would help to lim	towards the local this and to alter nit the magnitude
	greenfiel landscap the local for poter	ld and Gre- be and tow character. ntial effects	en Belt nscape . The si s, but at	land that characte is adjust this sta	at, in its ter. Nev acent to ge a m	curren w devel o existii inor ad	t condition, likely makes a positive contribution opment here would be likely to adversely affect ng residential built form, which would help to lim verse effect on the local landscape and townscape.	towards the local this and to alter nit the magnitude ape cannot be
	greenfiel landscap the local for poter ruled out	ld and Gredoe and tow character. It also to the character. It also to the characters to the characters and the characters are the characters and the characters are characters and the characters are characters and the characters are characters and the characters are characters are characters and the characters are characters.	en Belt nscape . The si s, but at	land that characte is adjust this sta	at, in its ter. Nev acent to ge a m	curren w devel o existii inor ad	t condition, likely makes a positive contribution opment here would be likely to adversely affect ng residential built form, which would help to lim	towards the local this and to alter nit the magnitude ape cannot be
	greenfiel landscap the local for poter	ld and Gredoe and tow character. It also to the character. It also to the characters to the characters and the characters are the characters and the characters are characters and the characters are characters and the characters are characters and the characters are characters are characters and the characters are characters.	en Belt nscape . The si s, but at articula	land that character is adjust this starty rly the c	at, in its ter. Nev acent to ge a m ase giv	curren w devel o existii inor ad en the	t condition, likely makes a positive contribution opment here would be likely to adversely affect ng residential built form, which would help to lim verse effect on the local landscape and townscasite appears to be atop raised ground that is vie	towards the local this and to alter hit the magnitude ape cannot be ewable from a
& townscape	greenfiel landscap the local for poter ruled out distance	ld and Gre- be and tow character. ntial effects t. This is pa	en Belt nscape . The si s, but at articula	land that charac te is adj t this sta rly the c	at, in its ter. Nev acent to age a m ase giv	current w develop existing inor adden the	t condition, likely makes a positive contribution opment here would be likely to adversely affect ng residential built form, which would help to lim verse effect on the local landscape and townscasite appears to be atop raised ground that is viewerse, SP2, SP10, EN3, EN4, EN5, EN6, DS3	towards the local this and to alter hit the magnitude ape cannot be ewable from a
& townscape 8 Cultural	greenfiel landscap the local for poter ruled out distance	Id and Green and town character. In tial effects to the control of	en Belt nscape The si s, but at articula	land that character is adjusted in this startly the control LT	at, in its ter. Nev acent to ge a m ase giv	current w devel co existing inor adden the M I Listed	t condition, likely makes a positive contribution opment here would be likely to adversely affecting residential built form, which would help to limit verse effect on the local landscape and townscapite appears to be atop raised ground that is viewerse. SP2, SP10, EN3, EN4, EN5, EN6, DS3 I Building 'Jack Fields'. The site is on raised ground that is viewerse.	towards the local this and to alter hit the magnitude ape cannot be awable from a
& townscape	greenfiel landscap the local for poter ruled out distance 230m no hill. Deve	Id and Green and tow character. It is effects to the control of th	en Belt nscape The si s, but at articula P the site	land that character is adjusted in this startly the control LT error is the would be characterized.	at, in its ter. Nev acent to ge a m ase giv IR Grade I d there	w develor existing the control of th	t condition, likely makes a positive contribution opment here would be likely to adversely affect ng residential built form, which would help to limit verse effect on the local landscape and townscassite appears to be atop raised ground that is view SP2, SP10, EN3, EN4, EN5, EN6, DS3 I Building 'Jack Fields'. The site is on raised ground to be viewable from this sensitive heritage.	towards the local this and to alter hit the magnitude ape cannot be awable from a
& townscape 8 Cultural	greenfiel landscap the local for poter ruled out distance 230m no hill. Deve	Id and Green and town character. In tial effects to the control of	en Belt nscape The si s, but at articula P the site at this s	land that character is adjusted in this startly the control LT error is the would be characterized.	at, in its ter. Nev acent to ge a m ase giv IR Grade I d theref	w develor existing the control of th	t condition, likely makes a positive contribution opment here would be likely to adversely affect ng residential built form, which would help to lim verse effect on the local landscape and townscasite appears to be atop raised ground that is view SP2, SP10, EN3, EN4, EN5, EN6, DS3 I Building 'Jack Fields'. The site is on raised ground likely to be viewable from this sensitive heritagetting.	towards the local this and to alter nit the magnitude ape cannot be ewable from a 8a, 8b bund atop a small e asset and could
& townscape 8 Cultural	greenfiel landscap the local for poter ruled out distance	Id and Green and tow character. Intial effects to the control of t	en Belt nscape The si but ar articula P the sit at this s minor a	land that characte is adjust this startly the compart of the compa	at, in its ter. Nev acent to ge a m ase giv IR Grade I d there effect o IR	curren w devel o existii inor ad en the M I Listed fore be n its se	t condition, likely makes a positive contribution opment here would be likely to adversely affect ng residential built form, which would help to lim verse effect on the local landscape and townscasite appears to be atop raised ground that is viewed by the series of th	towards the local this and to alter hit the magnitude ape cannot be ewable from a 8a, 8b bund atop a small e asset and could
& townscape 8 Cultural heritage	greenfiel landscap the local for poter ruled out distance 230m no hill. Develop	d and Green and tow character. Intial effects to the character and	en Belt nscape . The si s, but at articula P the situat this s minor a P	land that character is adjusted in this startly the comparison of	at, in its ter. Nev acent to ge a m ase giv IR Grade I d there effect o IR scernib	curren w devel co existii inor ad en the M I Listec fore be n its se M Ile impa	t condition, likely makes a positive contribution opment here would be likely to adversely affect ng residential built form, which would help to limit verse effect on the local landscape and townscapsite appears to be atop raised ground that is viewed by the series of	towards the local this and to alter hit the magnitude ape cannot be ewable from a 8a, 8b bund atop a small e asset and could 9a – 9d occupation of new
& townscape 8 Cultural	greenfiel landscap the local for poter ruled out distance 230m no hill. Develop homes w	Id and Green and tow character. Intial effects to the character and the character an	en Belt nscape . The si s, but at articula P the site at this s minor a P d not he	land that character is adjusted in this startly the control of this startly the control of this startly the control of this startly the control of this startly the control of this startly the control of this startly this startly the control of this startly the control of this startly this startly the control of this startly this startly the control of this startly	at, in its ter. Nev acent to ge a m ase giv IR Grade I d therei effect o IR scernib	curren w devel c existii inor ad en the M I Listectore be n its se M le impa ninor in	t condition, likely makes a positive contribution opment here would be likely to adversely affect ng residential built form, which would help to limit verse effect on the local landscape and townscapite appears to be atop raised ground that is viewed by the second strain of the sec	towards the local this and to alter hit the magnitude ape cannot be ewable from a 8a, 8b bund atop a small e asset and could 9a – 9d occupation of new
& townscape 8 Cultural heritage	greenfiel landscap the local for poter ruled out distance 230m no hill. Develop homes w	d and Green and tow character. Intial effects to the character and	en Belt nscape . The si s, but at articula P the site at this s minor a P d not he	land that character is adjusted in this startly the control of this startly the control of this startly the control of this startly the control of this startly the control of this startly the control of this startly this startly the control of this startly the control of this startly this startly the control of this startly this startly the control of this startly	at, in its ter. Nev acent to ge a m ase giv IR Grade I d therei effect o IR scernib	curren w devel c existii inor ad en the M I Listectore be n its se M le impa ninor in	t condition, likely makes a positive contribution opment here would be likely to adversely affect ng residential built form, which would help to limit verse effect on the local landscape and townscapite appears to be atop raised ground that is viewed by the second strain of the sec	towards the local this and to alter hit the magnitude ape cannot be ewable from a 8a, 8b bund atop a small e asset and could 9a – 9d occupation of new
& townscape 8 Cultural heritage	greenfiel landscap the local for poter ruled out distance 230m no hill. Develop homes w	Id and Green and tow character. Intial effects to the character and the character an	en Belt nscape . The si s, but at articula P the site at this s minor a P d not he	land that character is adjusted in this startly the control of this startly the control of this startly the control of this startly the control of this startly the control of this startly the control of this startly this startly the control of this startly the control of this startly this startly the control of this startly this startly the control of this startly	at, in its ter. Nev acent to ge a m ase giv IR Grade I d therei effect o IR scernib	curren w devel c existii inor ad en the M I Listectore be n its se M le impa ninor in	t condition, likely makes a positive contribution opment here would be likely to adversely affect ng residential built form, which would help to limit verse effect on the local landscape and townscapite appears to be atop raised ground that is viewed by the second strain of the sec	towards the local this and to alter hit the magnitude ape cannot be ewable from a 8a, 8b bund atop a small e asset and could 9a – 9d occupation of new
& townscape 8 Cultural heritage 9 Air quality	greenfiel landscap the local for poter ruled out distance 230m no hill. Develop homes wassociate	Id and Green and tow character. Intial effects to the character and the character an	en Belt nscape The si , but at articula P the sit at this s minor a P d not he expected mes an	land the character is adjusted in this startly the control of the control of the character is adjusted in the character in the control of the character is a character in the character in the character is a character in the character in the character is a character in the character in the character in the character is a character in the characte	at, in its ter. Nev acent to ge a m ase giv IR Grade I d therei effect o IR scernib alt in a n port mor	curren w devel c existii inor ad en the M I Listed fore be n its se M le impa ninor in vement H	t condition, likely makes a positive contribution opment here would be likely to adversely affect ng residential built form, which would help to limit verse effect on the local landscape and townscapite appears to be atop raised ground that is viewed by the series of	towards the local this and to alter hit the magnitude ape cannot be ewable from a 8a, 8b bund atop a small e asset and could 9a – 9d becompation of new less due to pollution
& townscape 8 Cultural heritage	greenfiel landscap the local for poter ruled out distance 230m no hill. Develop homes wassociat	Id and Green and tow character. Intial effects to this is part. This is part. In a second and the second and th	en Belt nscape The si s, but at articula P the sit at this s minor a P d not h expected mes an P of bus	land the character is adjusted in this startly the country the cou	at, in its ter. Nev acent to ge a m ase giv IR Grade I d therei effect oo IR scernib alt in a n port moo IR n Thwa	w developers and deve	t condition, likely makes a positive contribution opment here would be likely to adversely affecting residential built form, which would help to limit verse effect on the local landscape and townscapite appears to be atop raised ground that is viewed by the series of the local landscape and townscapite appears to be atop raised ground that is viewed by the local landscape and townscapite appears to be atop raised ground that is viewed by the local landscape and townscapite appears to be atop raised ground that is viewed by the local landscape and townscapite appears to be atop raised ground that is viewed by the local landscape and townsc	towards the local this and to alter hit the magnitude ape cannot be ewable from a 8a, 8b bund atop a small e asset and could 9a – 9d becupation of new less due to pollution 10a – 10d arest railway
& townscape 8 Cultural heritage 9 Air quality	greenfiel landscap the local for poter ruled out distance 230m no hill. Develop homes wassociate Site is w station, I	Id and Green and tow character. Intial effects to the character and town character. This is part of the character and th	en Belt nscape The si the si the sit the sit the sit the sit this s minor a P d not h xpected mes an P of bus s 1.4km	land the character is adjusted in this startly the country the cou	at, in its ter. Nev acent to ge a m ase giv IR Grade I d therei effect of IR scernib alt in a n bort mor IR n Thwa vest. Pe	w developers and deve	t condition, likely makes a positive contribution opment here would be likely to adversely affect ng residential built form, which would help to limit verse effect on the local landscape and townscapite appears to be atop raised ground that is viewed as the property of the street o	towards the local this and to alter hit the magnitude ape cannot be ewable from a 8a, 8b bund atop a small e asset and could 9a – 9d becupation of new els due to pollution 10a – 10d arest railway
& townscape 8 Cultural heritage 9 Air quality	greenfiel landscap the local for poter ruled out distance 230m no hill. Develop homes wassociate Site is w station, I	Id and Green and tow character. Intial effects to the character and town character. This is part of the character and th	en Belt nscape The si the si the sit the sit the sit the sit this s minor a P d not h xpected mes an P of bus s 1.4km	land the character is adjusted in this startly the country the cou	at, in its ter. Nev acent to ge a m ase giv IR Grade I d therei effect of IR scernib alt in a n bort mor IR n Thwa vest. Pe	w developers and deve	t condition, likely makes a positive contribution opment here would be likely to adversely affecting residential built form, which would help to limit verse effect on the local landscape and townscapite appears to be atop raised ground that is viewed by the series of the local landscape and townscapite appears to be atop raised ground that is viewed by the local landscape and townscapite appears to be atop raised ground that is viewed by the local landscape and townscapite appears to be atop raised ground that is viewed by the local landscape and townscapite appears to be atop raised ground that is viewed by the local landscape and townsc	towards the local this and to alter hit the magnitude ape cannot be ewable from a 8a, 8b bund atop a small e asset and could 9a – 9d becupation of new els due to pollution 10a – 10d arest railway

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	types an meet the	d tenures minimum	of the h criteria	nousing a of polic	provide ies HO	ed being 4 and F	wards satisfying Bradford's housing needs, dep y in line with the Local Plan policies. The develo HO5 (10 or more homes, or an area of more tha	pment would
	specify a	spects su	ch as h				able houses to reflect local need.	10-
12 Accessible services	to a shor	o, pharmad	cy and	GP surg	ery. To	acces	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02 hat poor, with the offering in Thwaites Brow and s a broader range of services, including superm own Centre is approximately 1.5km to the wes	arkets, residents
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the de	velopme	ent beir	ng of a s		
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	including	the local	pub, cr	icket clu	b and	church.	o cultural and leisure spaces in Thwaites Bow a However, for a more diverse and extensive rar o 2km west into the centre of Keighley.	nd Long Lee, age of cultural and
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	locations	where cu	rrently	there ar	e none	, but co	ntroduce new potential victims or targets of crimuld potentially enhance community cohesion are to combat the local risk of crime.	
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	general I Resident outdoor	hospital, A ts at the si	iredale te woul nd com	Generald have something the second se	l Hospi good a	tal. ccess to	medical centre, Long Lee Surgery. The site is 6 a diverse range of semi-natural habitats with which could improve both physical and mental h	opportunities for
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education							School, is 700m west of the site. The nearest sell-west of the site.	econdary school,
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportun	nities in the the site, as n the exter	centre well a	es of Kei s slightly	ghley a y furthe	and Bing er afield	o a broad range of high quality and diverse employment Zigley, including the Worth Village Employment Zigley towards the regional city in the south-east. However and could impact on employment opporture.	one which is 800m wever, it is
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc	reasing th	e dema loweve	and for l	ocal go	ods and	could have a minor beneficial impact on the loc d services and enhancing the pool of potential of tent to which the loss of agricultural land could	employees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/134A, Long Lee Lane	0.24	Vacant greenfield/ Potentially agricultural.	Greenfield, Green Belt	13 dwellings	Preferred Option: KY36/H

Summary of assessment for KY/134A:

The site could deliver a major positive effect for residents on the health SA Objective as a result of being within the target distances for all necessary health facilities.

A significant adverse effect arises from the band of high surface water flood risk running through the centre of the site, which would be difficult to avoid given the relatively small size of the site.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor positive effects were predicted for some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and education facilities. Minor adverse effects have been predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site. Hog Holes Beck is 25m west of the site, so consideration around protecting water quality would be required.

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings	Site is g	reenfield. S	Site does	not coin	cide with	an MS	A. ALC Grade at the site is a mix of Grade 4	and 'Urban'.			
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	would lik		icult to av	void give	n the site	's relat	ace water flood risk runs through the centre in ively small size. Development could also leads.				
<u> </u>		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	GSPZ. [nt at the	site wou	ld be exp		ent here could pose a risk to water quality. Si to result in a minor increase in water consum				
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity	at the sit	te and redu	uce local g proces hus cann	ecologic s has ide not be rul	al conne entified the d out at	ctivity. nat likel this sta		oors SPA/SAC			
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National greenfie landscap the local	Parks or A ld and Gre be and tow character ntial effects	AONBs. In the AONBS. In the AONBs. In the AONBs. In the AONBS. In the AO	However and that, character e is adjac	, residen in its cur r. New de ent to ex	tial dever rent co evelopm isting re	scernible effect on any landscape designation elopment at this site would result in the loss undition, likely makes a positive contribution the lost here would be likely to adversely affect esidential built form, which would help to limble effect on the local landscape and townscape.	of open owards the local this and to alter it the magnitude			
0.0		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
8 Cultural heritage	Develop area.	ment at the	e site wo	uld be ur	nlikely to	have a	discernible effect on a sensitive heritage as	set or historic			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.										
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Keighley	Site is within 400m of a bus stop with an hourly service on Cherry Tree Rise. The nearest railway station, Keighley, is 1.2km north west. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.									
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			

		Effect on	SA Object	ive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
	types an meet the	d tenures minimum	of the ho criteria c	using proof	ovided be s HO4 ar	eing in I nd HO5	ds satisfying Bradford's housing needs, depo- line with the Local Plan policies. The develo (10 or more homes, or an area of more tha houses to reflect local need.	pment would	
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
Accessible services	to a shop		cy and G	P surger	y. To acc	cess a b	poor, with the offering in Thwaites Brow and proader range of services, residents may ne		
13 Social cohesion	Site wou	+ Ild situate	P new resident the deve	LT dents wit	IR hin an ex t being of	H disting of a scal	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 community, encouraging participation and coe that may put pressure on local services are		
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
14 Culture & leisure	including	the local	pub, cric	ket club	and chur	ch. Hov	Itural and leisure spaces in Thwaites Bow an wever, for a more diverse and extensive range 5km north-west into the centre of Keighley.		
	10.00.00	+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	locations	where cu	rrently th	ere are ı	none, but	could	duce new potential victims or targets of crim potentially enhance community cohesion an combat the local risk of crime.		
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	of a general Resident outdoor	eral hospit ts at the si	al, Aireda te would nd comm	ale Gene have go nunity en	eral Hosp od acces	ital. ss to a c	lical centre, Long Lee Surgery. The site is 6 diverse range of semi-natural habitats with o h could improve both physical and mental h	pportunities for	
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
Education		rest prima					ool, is 475m north of the site. The nearest se	econdary school,	
	0	+/-	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	opportur north of	nities in the the site, as n the exter	e centres s well as	of Keigh slightly f	nley and I urther afi	Bingley eld tow	broad range of high quality and diverse emp, including the Worth Village Employment Zoards the regional city in the south-east. How land could impact on employment opportun	one which is 930m vever, it is	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	as by ind	creasing th	e deman lowever,	d for loc	al goods	and se	ld have a minor beneficial impact on the loc rvices and enhancing the pool of potential et owhich the loss of agricultural land could	employees for	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/136, Former Ingrow Corn Mill	0.13	PDL comprising a track/road and some vegetation/trees	PDL	9 dwellings	Preferred Option (Commitment) KY37/HC

Summary of assessment for KY/136:

The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. Minor positive effects were predicted for most other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local amenities and employment areas.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of development on a vegetated site that is situated entirely within Natural England's GI corridor.

		Effect or	n SA Objec	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land & Buildings	Site is P	++ DL comp	P rising so	LT me veget	IR	H es Site	SP4, SP8, SP9, HO2, TR5 e does not coincide with an MS/	3a, 3b, 3c, 3d, 3e	
		te is 'Urba		ille vege	allonytie	es. Oile	does not comoide with an wor	A. ALO GIAGE	
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
resilience							at a low risk of surface water flund impermeable surfaces, compa		
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources	Develop		he site w	ould be e	expected		f the Site. Site is not within a GS ult in a minor increase in water of		
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6 Biodiversity & geodiversity	New dev connecti The HR	velopmen vity, parti A Screen	it here co icularly a ing proce	ould reduce s the site ess has ic	ce biodiv falls ent lentified	ersity v irely wi that like	thus could be of some biodiver value at the site and reduce loca thin NE's GI corridor. ely significant effects on the Sor ruled out at this stage.	al ecological	
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	designat somewh landscap opportur design. I value an the loss	tion, inclu at limited be charac hities for e However, id, based	Iding Nat I scope for ter. Depo enhancin the site on the ri open spa	ional Par or new de ending or g the loca currently sk that thace, a min	ks or AC evelopmenthe cor al character contains is could	NBs. Tent at the dition of the three three severable be lost	discernible effect on any landsc The site is partially PDL. There is his location to alter the local town of the site there could potentially bugh new development of a high al trees that are likely of high vist as a result of new development ect on the local character canno	s therefore vnscape and y be n quality sual amenity t, in addition to	
9 Cultural haritage		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None	
8 Cultural heritage		ment at t		ould be u	ınlikely to		a discernible effect on a sensiti	ve heritage	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.								
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	

		Effect or	SA Objec	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	Lane. Th	ne neares	st railway	station,	Keighley	, is 2km	ent services, including those al n north east. Pedestrian and bio ated cycle paths in the local are	cycle access of				
	Cita anu	+	P	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	dependi policies. more ho	ng on the The deve	types ar elopment an area o	nd tenure t would n f more th	s of the ot meet t an 0.5ha	housing he min	rds satisfying Bradford's housir g provided being in line with the imum criteria of policies HO4 a specify aspects such as housin	Local Plan nd HO5 (10 or				
12 Accessible services		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
12 / 1000001510 001 / 1000		ts would g Stavele					services and amenities within 2	:00m of the				
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	commun	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	opportur		uding pul	bs, resta	urants, a		diverse range of culture and le ses of worship in Ingrow and in					
	J	+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	crime at commun	vacant lo	ocations vision and v	where cu wellbeing	rrently th	ere are	oduce new potential victims or to enone, but could potentially entatural surveillance, and so could	nance				
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Practice Residen opportur	Site is 5 ts at the solities for o	.5km sou site would outdoor e	uth-east of d have ge exercise a	of a gene ood acce and com	eral hos ess to a munity o	edical centre, Kilmeny Group Mo pital, Airedale General Hospital diverse range of semi-natural lengagement, which could improduced improvement.	l. nabitats with				
47 Education		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education							ol, is 170m north-east of the site of the site.	e. The nearest				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	employn Zone wh	nent oppo	ortunities 8km north	in the ce	entres of the site,	Keighle as well	a broad range of high quality an ey, including the Worth Village I as slightly further afield toward	Employment				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	local eco the pool could lea	nomy, su of potent	uch as by ial emplo mproved	increasi yees for attractive	ing the d local bu eness to	emand sinesse	uld have a minor beneficial imp for local goods and services ar es. An improvement in the built ea, which could encourage furth	nd enhancing environment				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/138, Worthville Farm,		PDL plot with vacant		40 1 11	Preferred
Dawson Avenue	0.22	building	Brownfield	10 dwellings	Option: KY38/H

Summary of assessment for KY/138:

As a brownfield site KY/138 could be an efficient use of land, depending on the impacts on the MSA it is within.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

There could potentially be adverse effects on the nearby Ancient Woodland and LWS. Development at the site could improve the local character and vitality. Residents here would have good access to key services and amenities, as well as jobs, cultural spaces and transport options, with particularly good access to schools.

		Effect on S	SA Object	ive				
SA Objective	ctive Baseline trend Score of effect Baseline defect Baseline and Down and		Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		+	Р	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a – 3d
3 Land & Buildings	being in		ment lov	v risk are	ea' for fo	rmer c		
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a - 4e
change resilience	Site is in	FZ1 and i	s not at	risk of su	urface w	ater flo	oding.	
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a - 5e
5 Water resources	pose a ri The cons	isk to wate	r quality nd occup	here. pation of	new ho	mes at	st of the site is Hog Holes Beck. Development the site would be expected to result in a minor	
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	areas of Wood) a Develop role in th The HR	nearby Ar nd also ap ment at thi e wider ec	cient We proxima s brown cological g proces	oodland, tely 670 field site network ss has id	which am south could be sound by sound be sound the connection of the connection of the country and the countr	are also west o e an op ectivity. that like		t of the site (Park the site and its
7 Landscape		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
& townscape	Develop						enhance the site's contribution towards the	
8 Cultural		0	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
heritage	Develop	ment at K					a discernible impact on any heritage asset or	
9 Air quality	construc	tion and o	ccupatio	n of new	homes	at the	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09 have a discernible impact on and AQMA or C site would be expected to result in a minor incomes associated with homes and transport moves.	rease in air
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	approxin		m south	of Keigl	nley Rai	lway St	ent services, including those along Park Lan- ation. Pedestrian and cycling access at the s aths.	
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing		could mak					owards satisfying Bradford's housing needs,	including a mix of
12 Accessible		+	P	LT	IR .	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services	Site is w	ithin 600m	of a bro	ad range	e of key	service	s and amenities on offer in the centre of Keig	hley.
		+	Р	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	commun	ity interact	ion, with	out the	developi	ment be	ts within an existing community, encouraging eing of a scale that may put pressure on local y and place.	
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
14 Culture & leisure		offers new		ts excel	lent acce	ess to k	eighley town centre with its wide and varied of	cultural and
		+	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	Develop commun crime.	ment at K\ hity cohesio	//138 wo on and w	ould replayed	ace an e	existing ease na	business. Development at the site could pote tural surveillance, and so could help to comb	ntially enhance at the local risk of
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	General diverse r	Hospital a range of se	pproxima mi-natu	ately 5kr ral habit	m north- ats with	west. T opportu	is within the 8km target distance of a hospital, he site would provide new residents with excounities for outdoor exercise and community er and mental health for the residents of these de	ellent access to a gagement
17 Education		++	Р	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education	Site is 70	00m south	of Parky	vood Pri	mary Sc	hool ar	nd 1.5km north-east of Oakbank School.	
18 Employment	adjacent		y Town	Centre,			SP6, SP14, SP16, EC1, EC2, EC3, EC4 cess to a broad range of employment opportu forth Village and Hard Ings/Beechcliffe Emplo	
19 Economy	The conseconomy	+ struction a y by increa	P nd occup sing the s. An im	LT pation of demand provement	d for loca ent in the	al good: e built e	SP6, SP14, SP16, EC1, EC2, EC3, EC4 the site could have a minor beneficial impact a and services and enhancing the pool of pote nvironment could lead to an improved attracti	ential employees

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/158, Bradford Road	0.22	PDL, vacant brownfield plot	Brownfield	16 dwellings	Preferred Option: KY39/H

Summary of assessment for KY/158:

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

As a PDL plot it would be an efficient use of land, depending on the potential impacts on the MSA. The site includes TPO woodland and it is unclear how this may be affected by development here. Residents here would have good access to key services and amenities, as well as jobs, cultural spaces, and transport options, with particularly good access to schools.

		Effect on	SA Objec	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+/-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3f
3 Land & Buildings							lld be an efficient use of land, depending	
	impacts	on the sar	nd and g	ravel MS	SA with v	vhich it	coincides. ALC Grade at the site is 'Urb	
4 Climate change resilience	000	+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in	FZ1 and	is not at	risk of s	IR			5a - 5e
5 Water resources	Sito is no	ot within a	GSD7			M uld res	SP9, EN1, EN2, EN7, EN9 ult in a minor increase in water consum	
5 Water resources							adjacent to or within 100m of the site.	Dilon in relation to
	Oxioting		P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Develop	ment here	could b	e an opp	ortunity		ance the biodiversity value of the site as	
6 Biodiversity & geodiversity	network TPO wo elements The HRA	it is situate odland tov s. A Screenir	ed in. Hovards the	owever, e south o	there are east of the dentified	trees in trees in the site.	ler ecological network, including Natural n the south eastern corner of the site w Development could pose a risk to these ely significant effects on the South Penrout at this stage.	hich are part of important GI
7 L andagana 9		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape		ment at th /nscape ch			field site	would l	be an opportunity to enhance its contrib	
		0	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
8 Cultural heritage	Develop area.	ment at K`	Y/158 w	ould be	unlikely 1	o have	a discernible impact on any heritage as	set or historic
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c
9 Air quality	construc	tion and o	ccupatio	n of nev	w homes	at the	have a discernible impact on and AQM, site would be expected to result in a mir on associated with homes and transport	or increase in air
	ponduon	+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	approxin	nately 550 hough the	m north re is a la	east of ck of loc	Keighley cal desig	Railwa	uent services, including those along Parl by Station. Pedestrian and cycling acces bycle paths. SP8, HO1, HO2, HO3, HO4, HO5, HO6,	s at the site is
11 Housing		+	Р	LT	IR	М	HO7, HO8, HO9, HO10	11a
TTTIOUSING		could mak ousing typ						eeds, including a
12 Accessible services		+	Р	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
301 VIU03	Site is w	ithin 600m	of a bro	oad rang	e of key	service	es and amenities on offer in the centre o	f Keighley.
	_	+/-	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	(IMD) wi interaction or could impact of	thout disruon, withou alter the lo	upting co t the devocal sen ity of life	hesiven elopme se of co	ess of e nt being mmunity	xisting of a sca and pla	ithin an existing community in an area of community, encouraging participation at alle that may put pressure on local services. Site is adjacent to 6035 which wou as a result of exposure to air pollution at	nd community ces and facilities ld be likely to

		Effect on	SA Objec	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
14 Culture & leisure		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Outlane & leisure		offers nev		nts excel	lent acc	ess to k	Keighley town centre with its wide and va	aried cultural and
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	where the developring the second seco	ere are cu ment could	irrently r I potenti	none, an ally enha	d so an i	increas nmunity	ce new potential targets and victims of come in crime at the site cannot be ruled out cohesion and wellbeing, or increase not list of crime.	t. However, new
		+	Р	ĹT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	17a - 17c
16 Health	outside t Airedale countrys commun	he 800m t General H ide and a	arget dis lospital diverse ement op	stance o 5.5km nerange of oportunit	f a GP s orth-wes semi-na	urgery. it. The s atural ha	850m west of KY/158. KY/158 is therefo The site is within the target distance of site would provide new residents with go abitats with opportunities for outdoor exe d improve both physical and mental heal	a hospital, with ood access to the ercise and
		++	Р	LT	IR	М	SP6, SP14, SP16, EC3, DS5, CO2	18a, 18b
17 Education		rest prima / Family C					300m west of the site. The nearest second the site.	ondary school,
		+	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	and adja		ighley T	own Ce	ntre, incl		cess to a broad range of employment op he Worth Village and Hard Ings/Beechol	
		+	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	local eco	onomy by i es for loca	ncreasir al busine	ng the desses. Ar	emand for improv	or local ement i	the site could have a minor beneficial in goods and services and enhancing the in the built environment could lead to an further inward investment.	pool of potential

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/159A, The Bungalow, Harden		.,			Preferred
Road, Long Lee	0.21	Vacant greenfield	Greenfield, Green Belt	6 dwellings	Option: KY40/H

Summary of assessment for KY/159:

The site could deliver a major positive effect for residents on the health SA Objective as a result of being within the target distances for all necessary health facilities.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, education facilities and employment areas.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site.

		Effect on S	SA Object	ive				Mitigation code(s)
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	
3 Land &		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings	Site is gi	reenfield. A	ALC Grad	de at the	site is G	rade 4.	Site coincides with a sandstone MSA.	
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
resilience		i FZ1 and i eable surfa					ding. However, development could lead to a	an increase in
	imperme		P P	I T	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water	Site doe	s not coinc					n 100m of a surface waterbody. Developme	
resources							consumption.	
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	at the sit	te and redu	uce local ig proces	ecologic s has ide	al conne entified th	ctivity. nat likel	value. New development here could reduce y significant effects on the South Pennine N	•
								on, including
&	greenfiel landscap the local for poter	ld and Gre be and tow character ntial effects	en Belt la nscape of The site	and that, character is adjac	in its cur r. New de cent to ex	rent co evelopn isting r	elopment at this site would result in the loss indition, likely makes a positive contribution nent here would be likely to adversely affect esidential built form, which would help to linese effect on the local landscape and townscape.	s of open towards the local this and to alter hit the magnitude
Landscape & townscape	greenfiel landscap the local	ld and Gre be and tow character ntial effects	en Belt la nscape of The site	and that, character is adjac	in its cur r. New de cent to ex	rent co evelopn isting re advers	Indition, likely makes a positive contribution nent here would be likely to adversely affect esidential built form, which would help to linguise effect on the local landscape and townscape.	s of open towards the local this and to alter hit the magnitude
Landscape	greenfiel landscap the local for poter ruled out	ld and Gre be and tow character ntial effects t. O	en Belt landscape of the site	and that, character e is adjac his stage	in its cur r. New de cent to ex e a minor	rent co evelopn isting re advers	indition, likely makes a positive contribution nent here would be likely to adversely affect esidential built form, which would help to lin	s of open towards the local this and to alter nit the magnitude ape cannot be
Landscape & townscape 8 Cultural heritage	greenfiel landscap the local for poter ruled our Develop area.	ld and Gre be and tow character. tial effects t. O ment at the	en Belt landscape of the site	and that, character is adjac his stage N/A uld be ur	in its cur r. New de- cent to ex- e a minor N/A nlikely to	rent co evelopm isting re advers H have a	Indition, likely makes a positive contribution ment here would be likely to adversely affect esidential built form, which would help to line effect on the local landscape and townscars. SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage as SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	s of open towards the local this and to alter hit the magnitude ape cannot be None sset or historic 9a – 9d
Landscape & townscape 8 Cultural heritage	greenfiel landscap the local for poter ruled our Develop area.	Id and Gre be and tow character. tial effects t. O ment at the	en Belt land rescape of the site of the si	and that, character is adjace his stage N/A uld be ur	in its cur r. New de cent to ex e a minor N/A N/A Nikely to IR ernible in in a minor	rent co evelopm isting readvers H have a M mpact o	ndition, likely makes a positive contribution nent here would be likely to adversely affect esidential built form, which would help to line se effect on the local landscape and townscape. SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage as SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 In an AQMA or CAZ. The construction and case in air pollution in relation to existing level.	s of open towards the local at this and to alter hit the magnitude ape cannot be None Seet or historic 9a – 9d Occupation of new
Landscape & townscape 8 Cultural	greenfiel landscap the local for poter ruled out Develop area. Develop homes wassociat	Id and Gre be and tow character. tial effects t. O ment at the ment woul vould be exed with ho	en Belt landscape of the street of the stree	and that, character is adjace his stage N/A uld be ure LT ve a disc to result it transport	in its cur r. New detent to extent t	rent co evelopm isting readvers H have a M mpact or increatents.	Indition, likely makes a positive contribution ment here would be likely to adversely affect esidential built form, which would help to line se effect on the local landscape and townscape. SP2, SP10, EN3, EN4, EN5, EN6, DS3 SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 In an AQMA or CAZ. The construction and case in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	s of open towards the local this and to alter hit the magnitude ape cannot be None Seet or historic 9a – 9d Occupation of new less due to pollution 10a – 10d
Landscape & townscape 8 Cultural heritage	greenfiel landscap the local for poter ruled out Develop area. Develop homes v associat Site is w Keighley	Id and Gre be and tow character. htial effects t. O ment at the ment woul vould be exed with ho + ithin 400m	en Belt land rescape of a transcape	end that, character is adjace his stage N/A uld be ure transported to result it transported to pest. Pede	in its cur r. New de- cent to ex- e a minor N/A nlikely to IR IR IR IR IR Long Lee- estrian an	H have a M npact or increaents. H Lane v	Indition, likely makes a positive contribution ment here would be likely to adversely affect esidential built form, which would help to line se effect on the local landscape and townscape. SP2, SP10, EN3, EN4, EN5, EN6, DS3 SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 In an AQMA or CAZ. The construction and case in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	s of open towards the local this and to alter this and to alter the magnitude ape cannot be None Seet or historic 9a - 9d occupation of new less due to pollution 10a - 10d railway station,
Landscape & townscape 8 Cultural heritage 9 Air quality	greenfiel landscap the local for poter ruled out Develop area. Develop homes v associat Site is w Keighley designat	Id and Gre be and tow character. Itial effects t. O ment at the would be exed with ho + within 400m t, is 1.3km ted cycle p	en Belt landscape of the site of the site work of the site work of the site work of the site work of the site work of the site of the site work of the site of the	e is adjace his stage N/A uld be ur LT ve a disc to result it transport LT tops on I lest. Pede he local at LT	in its cur r. New de- cent to ex- e a minor N/A nlikely to IR ernible in in a minor t movem IR Long Lee- estrian an area. IR	H have a M npact or increatents. H Lane verse d bicyce	Indition, likely makes a positive contribution ment here would be likely to adversely affect esidential built form, which would help to line effect on the local landscape and townscape. In SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage as SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 an an AQMA or CAZ. The construction and case in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 which have an hourly service. The nearest rele access of the site is good, although there SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	s of open towards the local this and to alter this and to alter the magnitude ape cannot be None Seet or historic 9a - 9d Deccupation of new less due to pollution 10a - 10d railway station, e is a lack of
Landscape & townscape 8 Cultural heritage 9 Air quality	greenfiel landscapthe local for poter ruled out. Develop area. Develop homes wassociat Site is was Keighley designated site coultypes an meet the	Id and Gre be and tow character. Itial effects t. O ment at the would be exed with ho + within 400m c, is 1.3km ted cycle p + Id make a det tenures exeminimum	en Belt landscape of the hoc criteria of the solution of the hoc criteria of the solution of the hoc criteria of the hoc crite	and that, character is adjace his stage. N/A uld be ure transported transported by the local and th	in its cur r. New de ent to ex e a minor N/A nlikely to IR ernible in in a minor rt movem IR Long Lee estrian an area. IR ntribution ovided be s HO4 ar	H have a M npact our increasents. H a toward in I do HO5	Indition, likely makes a positive contribution ment here would be likely to adversely affect esidential built form, which would help to line effect on the local landscape and townscape. SP2, SP10, EN3, EN4, EN5, EN6, DS3	s of open towards the local this and to alter the magnitude ape cannot be None Seet or historic 9a - 9d occupation of new els due to pollution 10a - 10d ailway station, e is a lack of 11a ending on the opment would not

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
12 Accessible services	and Lon	g Lee limit	ed to a s	hop, pha	rmacy ar	nd GP s	ities is somewhat poor, with the offering in T surgery. Residents would likely need to trave h as a supermarket, in Keighley town centre	el up to 1.3km
001 11000	WOOTHIC	+	P	IT	IR	M M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	commun	ity interact	ion, with	out the d	te new re levelopm	esidents ent bei	s within an existing community, encouraging ng of a scale that may put pressure on local and place.	
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	including	the local	pub, cric	ket club a	and chur	ch. Hov	Itural and leisure spaces in Thwaites Bow ar wever, for a more diverse and extensive rang 6km north-west towards the centre of Keigh	ge of cultural and
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	locations	s where cu	rrently th	ere are r	none, but	could	duce new potential victims or targets of crime potentially enhance community cohesion and combat the local risk of crime.	
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	of a general Resident outdoor	eral hospit ts at the si	al, Aireda te would nd comm	ale Gene have go nunity en	ral Hosp od acces	ital. s to a c	lical centre, Long Lee Surgery. The site is 6. diverse range of semi-natural habitats with o h could improve both physical and mental h	pportunities for
17		+	P	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education		rest prima Outbank S					ool, is 550m north-east of the site. The neare site.	est secondary
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur	nities in the	centre o	of Keighle	ey, includ	ling the	broad range of high quality and diverse emp Worth Village Employment Zone which is 9 ional city of Bradford in the south-east of the	60m north of the
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		creasing th					ld have a minor beneficial impact on the locarvices and enhancing the pool of potential e	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/164A, Ryan Grove	0.37	Agricultural	Greenfield	6 dwellings	Preferred Option (Commitment)KY42/HC

Summary of assessment for KY/164:

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, health facilities and education centres, although residents may need to travel beyond the target distance to access services and amenities.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. In particular, the site is 10m north of the Braithwaite Conservation Area; development at this open greenfield site would be likely to adversely alter the setting of this sensitive historic area.

		Effect on S	A Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3e
Buildings	Site is gr	eenfield. S	ite coi	ncides w		andstor	ne MSA. ALC Grades at the site are 'Urban' an	d Grade 4.
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience							nd at a low risk of surface water flooding. How ses, compared to current levels.	ever, development
E Motor		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							rithin 100m of a surface waterbody. Development	ent at the site
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	at the sit	e and redu	ice loca g proce	al ecolog ess has not be	gical co identific ruled ou	nnectived that lut at this	likely significant effects on the South Pennine is stage.	Moors SPA/SAC
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3 a discernible effect on any landscape designate	7a, 7b
7 Landscape							development at this site would result in the los	
	greenfiel townsca characte	d that, in it pe character. The site	s curre er. Nev is adja ut at thi	ent cond v develo cent to o	ition, lik opment existing a mino	tely ma here we reside radvers	kes a positive contribution towards the local late ould be likely to adversely affect this and to alter intial built form, which would help to limit the make effect on the local landscape and townscap	ndscape and er the local agnitude for e cannot be ruled
& townscape	greenfiel townsca characte potential out.	d that, in it pe charact r. The site effects, bu	s curre er. Nev is adja ut at thi	ent cond v develo cent to e s stage LT	ition, lik opment existing a mino	kely mai here we reside radvers	kes a positive contribution towards the local la ould be likely to adversely affect this and to alt ntial built form, which would help to limit the make effect on the local landscape and townscap	ndscape and er the local agnitude for e cannot be ruled
& townscape 8 Cultural	greenfiel townsca characte potential out.	d that, in it pe character. The site effects, but	er. Nevis adjant at thi	ent cond v develo cent to o s stage LT raithwait	ition, like perment existing a minoral IR te Cons	tely main here we reside radvers Mervatio	kes a positive contribution towards the local la ould be likely to adversely affect this and to alt ntial built form, which would help to limit the mose effect on the local landscape and townscap SP2, SP10, EN3, EN4, EN5, EN6, DS3 n Area. New development at this open greenfive historic area.	ndscape and er the local agnitude for e cannot be ruled
& townscape 8 Cultural	greenfiel townsca characte potential out.	d that, in it pe charact r. The site effects, bu - Om north or adversely a	er. Never is adjant at the perfect of the Bulletter the perfect of	ent cond v develo cent to o s stage LT raithwait e setting LT	ition, like perment existing a minor IR te Conse of this	tely main here we reside radvers Mervatio sensiti	kes a positive contribution towards the local la ould be likely to adversely affect this and to alt ntial built form, which would help to limit the m se effect on the local landscape and townscap SP2, SP10, EN3, EN4, EN5, EN6, DS3 n Area. New development at this open greenfive historic area. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	ndscape and er the local agnitude for e cannot be ruled 8a, 8b eld site would be 9a – 9d
7 Landscape & townscape 8 Cultural heritage 9 Air quality	greenfiel townsca characte potential out. Site is 10 likely to a Develop homes w	d that, in it pe charact r. The site effects, bu - Om north or adversely a - ment would	s curre er. Nev is adja ut at thi P f the Bi alter the P d not ha	ent cond v develo cent to o s stage LT raithwait e setting LT ave a dia	ition, like perment existing a minor IR te Conse of this IR scernibult in a r	tely main here well reside radvers Merevation sensition Merevation le impaninor in	kes a positive contribution towards the local la ould be likely to adversely affect this and to alt ntial built form, which would help to limit the mose effect on the local landscape and townscape SP2, SP10, EN3, EN4, EN5, EN6, DS3 In Area. New development at this open greenfine historic area. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 loct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing leves.	ndscape and er the local agnitude for e cannot be ruled 8a, 8b eld site would be 9a – 9d occupation of new
& townscape 8 Cultural heritage 9 Air quality	greenfiel townsca characte potential out. Site is 10 likely to a Develop homes wassociate	d that, in it pe character. The site effects, but the common of the comm	es curre er. Nev is adja ut at thi P f the Br alter the P d not he expected mes an P	ent cond v develor cent to o s stage LT raithwait e setting LT ave a dia t to resu d transp	ition, lik ppment existing a minor IR te Cons of this IR scernib alt in a r port mo	tely many here we here we here we here we here we here we here advers and here we have a distribution of the here we have a distribution of the here we have a distribution of the here we have a distribution of the here we have a distribution of the here we have a distribution of the here we have a distribution of the here we have a distribution of the here we have a distribution of the here we have a distribution of the here we have a distribution of the here. We have a distribution of the here we have a distribution of the here we have a distribution of the here we have a distribution of the here. We have a distribution of the here we have a distribution of the here we have a distribution of the here. We have a distribution of the here we have a distribution of the here. We have a distribution of the here we have a distribution of the here we have a distribution of the here we have a distribution of the here we have a distribution of the here we have a distribution of the here we	kes a positive contribution towards the local la ould be likely to adversely affect this and to alt ntial built form, which would help to limit the mose effect on the local landscape and townscap SP2, SP10, EN3, EN4, EN5, EN6, DS3 In Area. New development at this open greenfieve historic area. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 loct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levis. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	ndscape and er the local agnitude for e cannot be ruled 8a, 8b eld site would be 9a – 9d occupation of new els due to pollution 10a – 10d
& townscape 8 Cultural heritage	greenfiel townsca characte potential out. Site is 10 likely to a Develop homes wassociate.	d that, in it pe character. The site effects, but the control of t	es curre er. Nev is adja ut at thi P f the Bralter the P d not have expected mes an P of multion, Ke	ent cond v develor cent to o s stage LT raithwait e setting LT ave a did to resu d transp LT tiple buseighley,	ition, like perment existing a minor a	tely many here we here we here we here we here we here we here advers and here we have a subject to the here we have a subject to the here. We have the here we have a subject to the here we have a subject to the here we have a subject to the here we have a subject to the here.	kes a positive contribution towards the local la ould be likely to adversely affect this and to alt ntial built form, which would help to limit the mose effect on the local landscape and townscap SP2, SP10, EN3, EN4, EN5, EN6, DS3 In Area. New development at this open greenfieve historic area. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 loct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levels. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Equent services, including those along Braithwates is very accessible for pedestrians and cycles.	ndscape and er the local agnitude for e cannot be ruled 8a, 8b eld site would be 9a – 9d occupation of new els due to pollution 10a – 10d aite Road. The
& townscape 8 Cultural heritage 9 Air quality	greenfiel townsca characte potential out. Site is 10 likely to a Develop homes wassociate. Site is with the re is a second content of the re is a second character.	d that, in it pe character. The site effects, but the effects, but the effects, but the effects, but the effects, but the effects, but the effects, but the effects, but the effects, but the effects, but the effects of the effects o	es curre er. Nev is adja ut at thi P f the Br alter the P d not ha expected mes an P of mul tion, Ke esignat P	ent cond v develor cent to o s stage LT raithwait e setting LT ave a did to resu d transp LT tiple bus eighley, ed cycle	ition, like perment existing a minor a	kely main here with here with reside radvers r	kes a positive contribution towards the local la ould be likely to adversely affect this and to alt ntial built form, which would help to limit the mose effect on the local landscape and townscap SP2, SP10, EN3, EN4, EN5, EN6, DS3 In Area. New development at this open greenfieve historic area. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 and crease in air pollution in relation to existing levels. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Equent services, including those along Braithways Site is very accessible for pedestrians and cyclocal area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	ndscape and er the local agnitude for e cannot be ruled 8a, 8b eld site would be 9a – 9d occupation of new els due to pollution 10a – 10d aite Road. The clists, although
& townscape 8 Cultural heritage 9 Air quality 10 Transport	greenfiel townsca characte potential out. Site is 10 likely to a second	d that, in it pe character. The site effects, but the effects, but the effects, but the effects, but the effects, but the effects, but the effects, but the effects, but the effects, but the effects, but the effects the effects that the effects	es curre er. Nev is adja ut at thi P f the Bralter the P d not he expected mes an P of mul tion, Ke esignat P minor p of the h criteria	ent condov develor cent to o s stage LT raithwait e setting LT ave a did to resu d transp LT tiple buseighley, ed cycle LT consitive on cousing of police of police of the condition of the cond	ition, like perment existing a mino a	with free m east. in the kell hand he with free days.	kes a positive contribution towards the local la ould be likely to adversely affect this and to alter this and to alter this built form, which would help to limit the mase effect on the local landscape and townscap are self-ect on the local landscape and townscap are self-ect on the local landscape and townscap are self-ect on the local landscape and townscap are also self-ect on the local landscape and townscap are also self-ect on the local landscape and townscap are are also self-ect on an Aerota for a self-ect on an Aerota f	ndscape and er the local agnitude for e cannot be ruled 8a, 8b eld site would be 9a – 9d occupation of new els due to pollution 10a – 10d aite Road. The clists, although 11a pending on the opment would
& townscape 8 Cultural heritage 9 Air quality	greenfiel townsca characte potential out. Site is 10 likely to a second	d that, in it pe character. The site effects, but the effects, but the effects, but the effects, but the effects, but the effects, but the effects, but the effects, but the effects, but the effects, but the effects the effects that the effects	es curre er. Nev is adja ut at thi P f the Bralter the P d not he expected mes an P of mul tion, Ke esignat P minor p of the h criteria	ent condov develor cent to o s stage LT raithwait e setting LT ave a did to resu d transp LT tiple buseighley, ed cycle LT consitive on cousing of police of police of the condition of the cond	ition, like perment existing a mino a	with free m east. in the kell hand he with free days.	kes a positive contribution towards the local la ould be likely to adversely affect this and to alter ntial built form, which would help to limit the mase effect on the local landscape and townscap SP2, SP10, EN3, EN4, EN5, EN6, DS3 In Area. New development at this open greenfieve historic area. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 act on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levels. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Equent services, including those along Braithways Site is very accessible for pedestrians and cyclocal area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 Wards satisfying Bradford's housing needs, degree in line with the Local Plan policies. The devel	ndscape and er the local agnitude for e cannot be ruled 8a, 8b eld site would be 9a – 9d occupation of new els due to pollution 10a – 10d aite Road. The clists, although 11a pending on the opment would
& townscape 8 Cultural heritage 9 Air quality 10 Transport	greenfiel townsca characte potential out. Site is 10 likely to a second	d that, in it pe character. The site effects, but a common the common through the common	es curre er. Nev is adja ut at thi P f the Bi alter the P d not he expected mes an P of multion, Ke esignat P minor p of the h criteria ch as h	ent cond videvelor videvel	ition, like perment existing a mino a	tely main here with reside radvers rad	kes a positive contribution towards the local la ould be likely to adversely affect this and to alter this and to alter this built form, which would help to limit the mase effect on the local landscape and townscap are self-ect on the local landscape and townscap are self-ect on the local landscape and townscap are self-ect on the local landscape and townscap are also are also are also are also are are are are are are are are are are	ndscape and er the local agnitude for e cannot be ruled 8a, 8b eld site would be 9a – 9d occupation of new rels due to pollution 10a – 10d elite Road. The clists, although 11a pending on the opment would an 0.5ha), that

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure		ld have go leisure spa		ess to a	range	of cultu	re and leisure opportunities including a church	and numerous			
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	locations	where cu	rrently	there ar	e none,	but co	ntroduce new potential victims or targets of crimuld potentially enhance community cohesion are to combat the local risk of crime.				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	site is 3. Resident countrys	3km south ts at the sit ide with op	-east o te woul portun	f a gene d have ities for	eral hos exceller outdoo	pital, Ai nt acces r exerci	ield Group Practice, putting it outside the targe redale General Hospital. ss to a diverse range of semi-natural habitats the se and community engagement, which could in the development.	roughout the local			
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education	Site is 58	30m north-	west o	f Merlin	Top Pri	mary S	chool and 1.8km south-west of Holy Family Ca	tholic School.			
18 Employment	opportur Zones w Bradford	nities in the hich are bo I in the sou	centre oth with th-eas	es of Kei nin 2.5kr t of the o	ghley a n east d district.	nd Bing of the s Howev	SP6, SP14, SP16, EC1, EC2, EC3, EC4 of a broad range of high quality and diverse empley, including the Beechcliffe and Worth Village ite, as well as slightly further afield towards the er, it is uncertain the extent to which the loss of riculture in the local area.	e Employment regional city of			
19 Economy	The cons	+ struction ar creasing th	P nd occi e dema loweve	LT upation and for l	IR of new ocal go	H homes ods and	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the locd services and enhancing the pool of potential etent to which the loss of agricultural land could	employees for			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/167, Grange Street	0.35	PDL, vacant brownfield plot	Brownfield	25 dwellings	Preferred Option: KY43/H

Summary of assessment for KY/167:

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

As a PDL plot it would be an efficient use of land, depending on the potential impacts on the MSA, and would be an opportunity to achieve biodiversity net gains and improvements to the local character. Residents here would have good access to key services and amenities, as well as jobs, cultural spaces, and transport options, with particularly good access to schools.

		Effect on S	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		+/-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings							ald be an efficient use of land, depending on the	the potential
4 Climate	impacts	on the sar	id and gi	ravel MS	IR	which it	coincides. ALC Grade at the site is 'Urban'. SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
change			Г			1		1 4a – 4e
resilience	Site is in	FZ1 and i	s not at	risk of s	urface w	ater flo	oding.	
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a - 5e
resources							ult in a minor increase in water consumption	in relation to
	existing	ieveis. No	surface	waterbo Lit	IR	Mithin,	adjacent to or within 100m of the site. SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Develop	ment here	could be	e an opp			ance the biodiversity value of the site as well	
6 Biodiversity							I network, including Natural England's GI net	
& geodiversity	in.	•				_	-	
							ely significant effects on the South Pennine N	Moors SPA/SAC
	are trigg	ered and t	hus canr P	not be ru Liit	IR IR	at this s	stage. SP2, EN1, EN3, EN5, EN6, DS2, DS3	70. 7h
7 Landscape	Develor	ment at thi		:			pe an opportunity to enhance its contribution	7a, 7b
& townscape		pe charact		LDIOWIII	ieiu site	would i	be an opportunity to enhance its contribution	towards the local
8 Cultural	101111000	0	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
heritage	Develop	ment at K		ould be u		o have	a discernible impact on any heritage asset o	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c
9 Air quality							have a discernible impact on and AQMA or 0	
, ,							site would be expected to result in a minor in	
	poliution	+	P	LT	IR	H	on associated with homes and transport mov SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	10a – 10d
			Ť				TR6	
10 Transport							ient services, including those along Lawkholi of Keighley Railway Station. Pedestrian and c	
	the site	is good altl	nough th	ere is a	lack of le	ocal de	signated cycle paths.	
44 Havaina		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing							owards satisfying Bradford's housing needs,	including a mix of
	housing	types as re	equired I	by Local			I	T.,
12 Accessible	0:1	+	P .	<u>LT</u>	IR	M.	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	
services	Site is w			ad rang			es and amenities on offer in the centre of Keig	
	Develor	++	P d provid	L LI A hiah-a	IR uality bo	H mes wi	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 Ithin an existing community in an area of high	13a deprivation (IMD)
13 Social							unity, encouraging participation and commun	
cohesion							put pressure on local services and facilities	
		nse of com						
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure				its excel	lent acc	ess to k	Geighley town centre with its wide and varied	cultural and
	recreation	onal offerin			1	1		1
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a

		Effect on S	SA Object	tive							
SA Objective	Baseline trend										
15 Safe & secure	there are	currently	none, ai	nd so an commun	increas	e in crii	he new potential targets and victims of crime a me at the site cannot be ruled out. However, d wellbeing, or increase natural surveillance,	new development			
		++	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	17a - 17c			
16 Health	The nearest GP surgery, North Street Surgery, is 525m west. The site is within the target distance of a hospital, with Airedale General Hospital 5.5km north-west. The site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.										
		++	Р	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	18a, 18b			
17 Education		rest prima nily Catho					175m north of the site. The nearest seconda site.	ry school, The			
		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18	The site	would pro	vide resi	dents wi	ith excel	lent acc	cess to a broad range of employment opportu	nities within and			
Employment		to Keighle Developr			including	g the W	orth Village and Hard Ings Beechcliffe Emplo	syment Zones and			
		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	economy for local	by increa	sing the	demano proveme	d for loca ent in the	al good: e built e	the site could have a minor beneficial impact s and services and enhancing the pool of potential invironment could lead to an improved attract ment.	ential employees			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/172, Parson Street, Keighley	0.49	PDL comprised of industrial buildings	Brownfield	35 dwellings (based on 45dph)	Preferred Option: KY44/H

Summary of assessment for:

The site could deliver major positive effects for residents on both the health and transport SA Objectives as a result of being within the target distances for all necessary health facilities, as well as bus stops and a railway station.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to local services and amenities, and education facilities.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

As a PDL site, there are opportunities here for achieving biodiversity net gain and enhancing the local townscape character, depending on the implementation of the development.

The only minor adverse effects are related to increases in air pollution and water consumption, which have been predicted at nearly all sites.

		Effect on	SA Objecti	ive							
SA Objective	Baseline trend	Score of effect		Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		+/-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3f			
3 Land & Buildings	structure										
4 Climate change resilience		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e			
resilience	Site is in	FZ1 and		isk of surfa				_			
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources							m of a surface waterbody. Develo	pment at the			
	site wou	ia be likel	y to result				consumption. SP10, SP11, EN1, EN2, EN3, EN7,	Τ			
			Р	LT	IR	Н	SF10, SF11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	condition such as The HR	n. New de through th A Screeni	velopmen ne introdu ng proces	nt here wou ction of GI	ld be a goo elements. ified that lil	od oppor kely sign		ain at the site			
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a			
7 Landscape & townscape	limited s develope on the lo	cope for r ment at th ocal towns of that the i	new develone site wou cape charanew devel	opment to a uld be an o racter, such lopment is	alter the loopportunity to as by income as by income as by income as high queen.	cal chara to ensure orporatinuality des	ar to be in commercial use. There acter, and it is considered to be like that this location has a more poing GI elements of high visual amesign (as required by various Locantation of development.	ely that new sitive influence nity value or by			
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
8 Cultural heritage	north of	the site. D)evelopme	ent at this s	ite could in	npact up	Park, Hard Ings Road, is approxing the setting of this heritage assely to be minimal.				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	of new h	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements. However, it is unclear how current levels of pollution, from the sites industrial use, would compare to the occupation of new homes.									
10 Transport		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			

		Effect on	SA Objecti	ve							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
	Site is w	ithin 400n	n of multip	le bus stor	s with free	uent ser	vices, including those along the	A6035 Bradford			
							th. Pedestrian and bicycle access n the local area.	s of the site is			
	good, an	+	P	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	the types would m	s and tend eet the m	ures of the inimum cr	e housing priteria of po	rovided be licies HO4	ing in lin and HO	isfying Bradford's housing needs e with the Local Plan policies. Th 5 (10 or more homes, or an area ordable houses to reflect local nee	e development of more than			
12 Accessible services		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
301 11003	The nea	rest area	of key ser	vices and a	amenities i	n the cer	ntre of Keighley.	1			
		++	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	deprivati commun	on (IMD) ity interac	without di	srupting co	hesivenes elopment l	s of exist being of a	existing community in an area of ting community, encouraging par a scale that may put pressure on and place.	ticipation and			
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure	being on	ly 600m r	north-east	of the very	centre of	Keighley	verse range of culture and leisure r, including pubs, restaurants, pla sure Centre, Keighley.				
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	crime at site cann	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.									
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	south-ea Residen outdoor	st of a ge ts at the s exercise,	neral hos ite would such as a	pital, Aired have acces t Victoria P	ale Genera ss to a dive ark, as we	al Hospita erse rang Il as beir	ge of semi-natural habitats with op ng within 250m of The Leisure Ce	oportunities for entre, Keighley,			
	DOLLIOLA	+	P	IT	IR	H	alth for the residents of the developments of the developments of the developments (SP16, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education					Primary S	chool, is	122m north of the site. The near west of the site.				
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	employn Employn regional	nent oppo nent Zone city of Bra	rtunities ir es both of adford in t	n the centre which are which are when the south-e	es of Keigh within 250r ast of the o	ley, inclunder of the state of	a broad range of high quality and uding the Beechcliffe and Worth \site, as well as slightly further afigleowever, it is uncertain the extent tunities at this location.	/illage eld towards the			
		+	P	LT	IR IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	location. on the lo pool of p an impro	However cal econd otential e	the cons my, such mployees	struction an as by incre for local be	d occupati easing the usinesses.	on of nev demand An impro	t would reduce employment oppo w homes could have a minor ben for local goods and services and ovement in the built environment urage further inward investment t	eficial impact enhancing the could lead to			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/175, Former Mortuary,					Preferred Option
Skipton Road	0.15	Vacant plot	Greenfield	5 dwellings	(Commitment) KY45/HC

Summary of assessment for KY/175:

A major adverse effect has been predicted for the cultural heritage SA objective due to the eastern perimeter of the site being adjacent to Utley Cemetery, a Grade II Registered Park/Garden. Development at this open vacant plot would be likely to alter the setting of this highly sensitive heritage asset/historic area.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, education facilities and employment areas.

As a greenfield site adjoining deciduous woodland priority habitat, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3e
Buildings	Site app	ears to be	greenf	ield. AL0			site is 'Urban'. Site does not coincide with an M	ISA.
4 Climate		+	Р	LT	İR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change	Site is in	FZ1 and i	s not a	t risk of	surface	water	flooding. However, development could lead to	an increase in
resilience		eable surfa						
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources	Site doe	s not coinc	ide wit	h a GSF	Z and	is not w	rithin 100m of a surface waterbody. Developme	ent at the site
resources	would be	e likely to re	esult in	a mino	r increa	se in w	ater consumption.	
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	at the sit priority h zones. The HRA	te and redunabitat, whi	uce loca ch cou g proce	al ecolog ld be ad ess has	gical co versely identifie	nnective affected	sity value. New development here could reduce rity. Eastern perimeter of the site adjoins deciduled by development at the site such as through itself significant effects on the South Pennine News stage.	nous woodland mpacts on root
	are trigg		D D	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National greenfiel townsca characte potential out. This	Parks or A ld that, in it pe charact er. The site I effects, bu	AONBs ts curre er. Nev is adja ut at thi potentia	. Howevent cond w develonated to is stage al effects	er, resi ition, lik opment existing a mino so on the	dential cely ma here w reside r advers e setting	a discernible effect on any landscape designation development at this site would result in the lossibles a positive contribution towards the local larould be likely to adversely affect this and to alter this built form, which would help to limit the masse effect on the local landscape and townscape and character of Utley Cemetery, a Grade II Figure 1.	s of open adscape and er the local agnitude for e cannot be ruled
0.0.1:		1	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage					ljacent i	to Utley	Cemetery, a Grade II Registered Park/Garder setting of this highly sensitive heritage asset/hi	
	,	-	Р	LT	ÍR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes w		xpected	d to resu	ılt in a r	ninor in	ict on an AQMA or CAZ. The construction and occase in air pollution in relation to existing leve	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Keighley	ithin 400m v, is 1.8km ted cycle p	south 6	east. Sit	e is ver	on the y acces	B6265 which have frequent services. The near ssible for pedestrians and cyclists, although the	est railway station re is a lack of
	_	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an meet the	d tenures minimum	of the h	nousing a of polic	provide ies HO	d being 4 and h	wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develo HO5 (10 or more homes, or an area of more tha able houses to reflect local need.	opment would

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
Accessible services	Residents would need to travel up to 1.6km south-east towards the centre of Keighley to access a range of local shops and services.										
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	interaction	ld situate ron, without er the loca	the de	velopme	ent beir	ig of a s	ng community, encouraging participation and co scale that may put pressure on local services and ace.	ommunity nd facilities or			
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure							culture and leisure opportunities in highly acces Rugby Union Football Club.	sible locations in			
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where ther	e are c could p	currently otentially	none, a y enhar	and so	would introduce new potential targets and victing an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase name.	out. However,			
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	The site Resident outdoor	is 3.6km s ts at the sit	outh-eate would nd com	ast of a glid have grant of the second secon	general good ad	hospita	ery, North Street Surgery, putting it outside the al, Airedale General Hospital. o a diverse range of semi-natural habitats with owhich could improve both physical and mental habitats.	pportunities for			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education	School, a	are 1.4km	to the s	south ea	st, 1.3k	m to th	y School, St Anne's Catholic Primary School ar e south and 1.3km to the south of the site resp emy Keighley, is 290m south-east of the site.				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	opportur	ities in the	centre	of Keig	hley, in	cluding	o a broad range of high quality and diverse emp Beechcliffe Employment Zone approximately 2 regional city of Bradford in the south-east of th	250m east of the			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		reasing th					could have a minor beneficial impact on the loc d services and enhancing the pool of potential of				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/182, Land at Woodville Road	0.22	Vacant plot	Greenfield	7 dwellings	Preferred Option: KY46/H

Summary of assessment for KY/182:

The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education.

Minor positive effects were predicted for all other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, and employment areas.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. The site is entirely within the Devonshire Park and Cliffe Castle Conservation Area, and so development at the site could potentially result in a minor adverse effect on the character and setting of this sensitive historic area.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings		ears to be with an M					ly be PDL that has been reclaimed by nature. Surban'.	Site does not
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience							a low risk of surface water flooding. However, mpared to current levels.	development could
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources						se in w	rithin 100m of a surface waterbody. Developme ater consumption.	ent at the site
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	at the sit	te and redu	uce loca g proce	al ecolog ess has	gical co identifie	nnectived that	likely significant effects on the South Pennine I	·
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	greenfiel townsca characte	ld that, in i pe charact er. The site	ts curre ter. Nev is adja	ent cond w develo acent to	ition, lik opment existing	cely mal here we reside	development at this site would result in the los kes a positive contribution towards the local lar ould be likely to adversely affect this and to alto ntial built form, which would help to limit the ma- se effect on the local landscape and townscape	ndscape and er the local agnitude for
8 Cultural		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
heritage							liffe Castle Conservation Area. Development a fect on the character and setting of this sensition	
	_	-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes v		xpected	d to resu	ılt in a r	ninor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing leves.	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	railway s		ighley,	is 1km s	south ea	asy. Site		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	Site cou	ld make a	minor p	ositive o	contribu provide	ution toved being	wards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo	pending on the
- Tribuoling	meet the	minimum	criteria	of polic	ies HO		HO5 (10 or more homes, or an area of more the able houses to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
12 Accessible services							ad range of services and amenities within 500- 00m south of the site along Belgrave Road.	550m south east			
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	interaction	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.									
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure		ts at the si staurants a						nities including			
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	so an inc	crease in c	rime at	the site	canno	t be rule	would introduce new potential targets and victi ed out. However, new development could poter natural surveillance, and so could help to com	ntially enhance			
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	east of a Residen Devonsh	general h ts at the si hire Park, v and menta	ospital, te woul vith opp al healt	Airedal d have soortunitien h for the	e Gene good ac es for o reside	eral Hos ccess to utdoor nts of th	o a diverse range of semi-natural habitats, inclue exercise and community engagement, which cone development.	iding the nearby ould improve both			
		++	P	LT	IR .	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education	Primary		0m so	uth-east			y School, 470m south west of the site, and St e nearest secondary school The Holy Family C				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	opportur	nities in the	centre	of Keig	hley, in	cluding	ss to a broad range of high quality and diverse the Beechcliffe Employment Zone which is 60 the regional city in the south-east.				
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		creasing th					could have a minor beneficial impact on the local discrete and enhancing the pool of potential				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/183, Former Site of Sandbeds Methodist Church, Swine Lane	0.16	PDL plot with trees and scrub	Brownfield	8 dwellings	Preferred Option: KY47/H

Summary of assessment for KY/183:

Development at this site would be unlikely to result in a significant positive effect on any SA Objective.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local amenities, education facilities and employment areas.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site, particularly as the site falls entirely within NE's GI corridor.

		Effect on	SA Objecti	ve							
SA Objective	Baseline trend	Score of effect	Permanenc e	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land & Buildings	+/-	Р	LT	IR				, 3b, 3c, 3d, 3e			
		Site is derelict PDL. Site coincides with a sandstone MSA. ALC Grade at the site is Grade 3, which could include BMV.									
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience	Site is in I developm	Z1 and h	as a limite lead to ar	ed extent of increase	of land at in impern	a low ris	k of surface water floodi urfaces, compared to cu	ng. However, irrent levels.			
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	Site does Canal at i water con	ts closest	point. Dev	GSPZ. The lopment	e site is a at the sit	approxim e would	nately 45m west of the L be likely to result in a m	eeds and Liverpool inor increase in			
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	condition. ecologica	New devel connective Screening	elopment vity, partic g process	here could ularly as t has identi	d reduce I he site fa fied that I	oiodivers Ils entire ikely sig		reduce local r. outh Pennine Moors			
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	/a, /b			
7 Landscape & townscape	including loss of op and it wou site is adi	National F en greenfi uld therefo acent to e	Parks or A ield that co re be likel xisting res	ONBs. Ho ontains G by to adversidential be	wever, re l elements rsely alter uilt form, v se effect o	sidentia s of pote the loca which wo	nible effect on any lands I development at this site entially high visual ameni al townscape and landsc ould help to limit the mag cal landscape and towns	e would result in the ty, including trees, ape character. The gnitude for potential			
		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
8 Cultural heritage	Development at the site would be unlikely to have a discernible effect on a sensitive heritage asset or historic area. The site is 40m south-west of the Leeds Liverpool Canal Conservation Area but, due to the presence of existing built form and screening vegetation between the site and the Conservation Area, effects are considered to be unlikely.										
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6 EN8, EN9, DS4, HO9	9a – 9u			
9 Air quality	occupatio	n of new h	nomes wo	uld be exp	pected to	result in	AQMA or CAZ. The con a minor increase in air p and transport movements.	collution in relation to			
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6				

		Effect on	SA Objectiv	ve						
SA Objective	Baseline trend	Score of effect	Permanenc e	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
	station, K Liverpool Lane. It fo	Site is within 150m of bus stops on Bradford Road which have frequent services. The nearest railway station, Keighley, is 2.4km west. Site is very accessible for pedestrians and cyclists. The Leeds and Liverpool Canal towpath is approximately 80m north east of the site and can be accessed via Swine Lane. It forms part of the National Cycle Network (Route 69). There are also some on-road cycle paths along the B6265 Bradford Road to the south of the site.								
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	on the typ	es and ter ent would ore than 0	nures of the meet the	ne housing minimum	g provided criteria of	being in policies	tisfying Bradford's housing n line with the Local Plan s HO4 and HO5 (10 or mo ousing mix and affordable	policies. The re homes, or an		
		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
12 Accessible services	Residents Bradford		ve excelle	ent access	to a broa	d range	of services and amenities	along adjacent		
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social cohesion	communit	y interacti	on, withou	it the deve	elopment	being of	nunity, encouraging partici a scale that may put pres mmunity and place.			
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
14 Culture & leisure	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants and places of worship along adjacent Bradford Road and in the centre of Keighley, which is easily accessible. The site is within 600m of Airedale Cricket Club and East Morton Golf Club.									
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	crime at a ruled out.	location v However,	vhere thei new deve	re are curr elopment d	ently non could pote	e, and s entially e	troduce new potential targ o an increase in crime at tenhance community cohes what the local risk of crime	he site cannot be ion and wellbeing,		
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	distance. Residents	The site is would ha xercise an	7.1km so ve good a d commu	outh-east of access to a nity engag	of a gener a diverse	al hospi range of	sflatts Surgery, putting it of tal, Airedale General Hos semi-natural habitats with ald improve both physical	oital. n opportunities for		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
17 Education	nearest s	econdary s	schools, E	Singley Gra	ammar So	chool is	hool, is 750m north-east of 2.2km to the south east of ighley, are 3.5km west.			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	employme which is 8	ent opporti 20m south	unities in t n-west of t	the centre the site, as	of Keighles well as	ey, inclu slightly f	d range of high quality and ding the Worth Village En urther afield in Crossflatts Bradford in the south-eas	nployment Zone, (approximately		
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	economy,		y increas	ing the de	mand for		ve a minor beneficial impa ods and services and enh			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM31, Beechcliffe	9.54	Vacant open space	Greenfield	Employment	Preferred Option (Retain): KY49/E

Summary of assessment for EM31:

The site has been proposed for employment development, which would be likely to deliver a major boost to the range of local employment opportunities at this location whilst also providing a boost to the local economy. A major positive score has therefore been predicted for the employment and economy themed SA Objectives.

A major adverse effect arises for the climate change resilience SA Objective due to 40% of the site falling within Flood Zone 3 and a limited area at high risk of surface water flooding. More detailed flood risk assessments would likely be required for the site, and careful consideration given to the layout of the development.

The large waterbody present within the site boundary and an unnamed stream running adjacent to the eastern perimeter lead to an additional significant adverse effect being predicted on the water resources SA Objective and land and buildings SA Objective. The construction and occupation of the site could pose a risk to water quality here.

A third major adverse effect is due to the site's location 25m east of the Utley Cemetery Registered Park/Garden, within which is a Grade II Listed Building. The site is also in proximity to two Conservation Areas. Development at this large greenfield site could potentially result in an adverse alteration to the setting of this highly sensitive historic area and nearby heritage assets. Minor positive effects were predicted for other socio-economic themed SA Objectives due to the additional benefits of a new employment site, such as the potential for increasing the local offering of services and amenities and opportunities to learn new skills.

Minor adverse effects were predicted for the remaining natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site which contains an LWS.

		Effect on S	SA Object	ive				
SA Objective	Baseline trend Score of effect		Mitigating or enhancing Local Plan policies	Mitigation code(s)				
O Land O			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land & Buildings		reenfield. S , which cou				and gra	avel MSA. ALC Grade at the site is a mix of	Urban' and
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
change resilience	and a fe		ted areas	s at medi	ium and	high ris	Site has multiple areas at low risk of surface k. However, development could lead to an in	
			Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	There is a large waterbody present within the site boundary and an unnamed stream that runs adjacent to the eastern perimeter. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							Z. Development in relation to
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Beechcliffe Ings LWS is within the site, as are several areas of deciduous woodland priority habitat. New development at the site would be likely to adversely affect the LWS and woodland, such as through a direct loss of trees or impacts on root zones. The site falls within the Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Depending on the scale and type of employment development here, consultation with Natural England may be required as part of any planning application in order to ensure no adverse effects on the SAC/SPA/SSSI.							
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National greenfie likely to built forn	Parks or A Id that con adversely	AONBs. I tains GI o alter the ould help	However elements local tow to limit	, new der s of poter rnscape a the magr	velopm ntially hi and land nitude fo	scernible effect on any landscape designation at this site would result in the loss of a lating visual amenity, including trees, and it workscape character. The site is adjacent to exion potential effects, but at this stage a minor out.	rge and open uld therefore be sting residential
			Р	LŤ	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Develop Devonsh	ment at thi	s large g nd Cliffe	reenfield Castle C	l site cou	ld adve	ed Park/Garden, within which is a Grade II Lersely alter the setting of this sensitive histories is 150m west of the site. The Lower Utley	c area. The
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d

		Effect on S	SA Objecti	ve				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	to increa	se air poll	ution at th	ne site in	relation	to exist		oation of new
	Dudinos	+	P	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	railway s	tation, Kei	ghley, is	1.4km s	outh eas	t. The N	National Cycle Route (NCN Route 696) runs	
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None
	Site is al	located for	employi	ment and	therefor	e will n		housing needs.
12 Accessible		+	Р	LT	IR	Н	CO2	12a
services	The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.							
13 Social cohesion								
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
leisure		oposed fo				nt and v	existing levels due to the construction and octs and pollution associated with these busine H SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR TR6 equent services, including those along Skipto The National Cycle Route (NCN Route 696) rethe east to the railway line in the west. H SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 will not provide a contribution towards Bradform of the could potentially help to enhance the local three could potentially help to enhance the local three could potentially help to enhance the local three could potentially help to enhance the local three could potentially help to enhance the local three cohesion of residential community to selly affect the cohesion of residential community by affect the cohesion of residential community by affect the cohesion of residential community by affect the cohesion of residential community by affect the cohesion of residential community by affect the cohesion of residential community by affect the cohesion of residential community by affect the cohesion of residential community by affect the cohesion of residential community by affect the cohesion of residential community by affect the cohesion of residential community by affect the cohesion of residential community by affect the cohesion of residential community by affect the cohesion of residential community by affect the cohesion of residential community by affect the cohesion of residential community by affect the cohesion of residential community by affect the cohesion of residential community to by affect the cohesion of residential community to by affect the cohesion of residential community to by affect the cohesion of residential community to by affect the cohesion of residential community to by affect the cohesion of residential community to by affect the cohesion of residential community to by affect the cohesion of residential community to by affect the cohesion of residential community to by affect the cohesion of residential community to by affect the cohesion of residential commun	t on the local
		+/-	Р	LT	IR	L		15a
15 Safe & secure	crime at	a location r, new devi ime.	where the	ere are o	currently otentially	none, a	and so an increase in crime at the site canno se natural surveillance, and so could help to	ot be ruled out. combat the local
16 Health	Cita :-	0	n/a	n/a	n/a		CO1, CO2, CO3, DS1, DS5	None
	Objective			•		nd so it	•	
17		+	Р	LT	IR	L		17a, 17b
Education	Site wou							
18		++	P	LT	IR			18a, 18b
Employment	The prop							T
		++	. P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	Zone, the	at could co	ntribute	towards	the long	term su	ew employment space, within the Beechcliff uccess of Bradford's economy. Due to the si ant boost to the vitality of Keighley centre.	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM32, Bradford Road	1.49	Agricultural	Greenfield	Employment	Discounted

Summary of assessment for EM32:

The site has been proposed for employment development, which would be likely to deliver a boost to the range of local employment opportunities at this location whilst also providing a boost to the local economy. A major positive score has therefore been predicted for the employment and economy themed SA Objectives.

Minor positive effects were predicted for other socio-economic themed SA Objectives due to the additional benefits of a new employment site, such as the potential for increasing the local offering of services and amenities and opportunities to learn new skills.

Minor adverse effects have been predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Additionally, the site falls within an Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI.

		Effect on S	SA Object	ive				
SA Objective Baseline trend Score of effect	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land & Buildings			P Site coind	LT cides with	IR n a sand	H and gra	SP4, SP8, SP9, HO2, TR5 avel MSA. ALC Grade at the site is Grade 3.	3a, 3b, 3c, 3d, 3e which could
Jananigo	include E	BMV soils.	ı	1	1		L ODO ODO ODAO ODAS 1100 ENA ENO ENO	T
1 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience		water flood					Z3. A small area in the north west of the site d lead to an increase in impermeable surfac	
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
esources	Site doe	s not coind	cide with	a GSPZ.	The site	is app	roximately 40m north-east of the River Aire ult in a minor increase in water consumption	at its closest
3	point. De	-	P	I T	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity &	at the sit	e and redu	nd could uce local	be of so ecologic	me biodi al conne	versity ctivity.	value. New development here could reduce	
jeodiversity	The site		P P	ICL KISK Z	IR	M M	uth Pennine Moors SAC/SPA/SSSI. SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & cownscape	National in its cur New dev adjacent	Parks or A rent condit relopment to existing	AONBs. I tion, likel here woo g residen	However y makes uld be lik tial built	, new de a positiv ely to ad form, wh	velopm e contr versely ich wou	scernible effect on any landscape designation that this site would result in the loss of operibution towards the local landscape and tow affect this and to alter the local character. To ald help to limit the magnitude for potential example and townscape cannot be ruled out.	en greenfield that nscape characte he site is
	olago a l	0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
3 Cultural neritage	Develop area.	ment at the	e site wo	uld be ur	nlikely to	have a	discernible effect on a sensitive heritage as	set or historic
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	to increa	ise air polli	ution at t	he site in	relation	to exis	on an AQMA or CAZ. Development at this sit ting levels due to the construction and occup and pollution associated with these businesse	oation of new
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	station, (ithin 400m Crossflatts the immed	, is 950m	south e	tops on I ast. Site	Keighle is acce	y Road which have frequent services. The resible for pedestrians and cyclists, with des	earest railway gnated cycle
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None
	Site is al	located for	r employ	ment and	therefo	re will r	ot provide a contribution towards Bradford's	housing needs.
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services		ision of ne		yment d	evelopm	ent her	e could potentially help to enhance the local	offering of key

		Effect on SA Objective							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
13 Social		0	n/a	n/a	n/a	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	None	
cohesion							nt at a location where it is in proximity to sim fect the cohesion of residential communities.		
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None	
leisure		roposed fo of cultural				nt and v	vould be unlikely to have a discernible effect	on the local	
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	crime at	a location r, new dev	where th	ere are	currently	noné, a	ent site would introduce new potential target and so an increase in crime at the site canno se natural surveillance, and so could help to	t be ruled out.	
401144		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None	
16 Health	Site is propertive		r employ	ment pu	rposes ar	nd so it	would be unlikely to have a discernible effect	ct on this SA	
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
Education	Site wou	ld provide	new emp				skills learning opportunities for local people	and employees.	
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
Employment							loyment opportunities in Keighley. It is unce mployment opportunities in agriculture in the		
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
	The prop	osed deve	elopment	would d	eliver 1h	a+ of n	ew employment space that would contribute	towards the long	
19 Economy							e's location, the proposed development could		
							er, it is uncertain the extent to which the loss	of agricultural	
	land cou	ld impact of	on local a	agricultur	al econo	my.			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/009, Black Hill Lane	8.04	Agricultural with buildings	Greenfield, Green Belt	211 dwellings	Alternative

Summary of assessment for KY/009:

The site could deliver a major positive effect for residents on the education SA Objective, as a result of being within the target distance for both primary and secondary education facilities.

Minor positive effects were predicted for some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and health facilities. No major adverse effects have been predicted for the site, but minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site with an adjacent strip of TPO trees.

		Effect on	SA Object	ive				
SA Objective	Baseline trend Score of effect		Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land & Buildings	Existing	buildings v s, however	within the	site bou	indary co	uld prov	ural purposes. The site overlaps with Daisy ide opportunities for reusing structures or or dings will be re used at this stage. Site coil	construction
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	water flo	oding. The	ese areas	are exp	ected to	be avoid	nedium risk and a small area of land at low ded, however, with careful development pla ble surfaces, compared to current levels.	
F \\/	2010.00	-	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							100m of a surface waterbody. Development consumption.	nt at the site
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	at the sit of TPO t	e and redurees. Addi	uce local tionally, a	ecologic a section	al conne of the so	ctivity. A outhern I	alue. New development here could reduce section of the northern boundary of the site adjoins TPO woodland te such as through impacts on tree root zo	e adjoins a strip I. These features
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National greenfiel landscap	Parks or A	AONBs. I en Belt la inscape d	However, and that, character	, residen in its cur r. New de r.	tial deve rent con	cernible effect on any landscape designation lopment at this site would result in the loss dition, likely makes a positive contribution ent here would therefore be likely to alter the contribution in the contribution in the contribution is a site of the contribution in the contribution in the contribution in the contribution is a site of the contribution in the contribution	of open towards the local
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop area.	ment at the	e site wo	uld be ur	nlikely to	have a	discernible effect on a sensitive heritage as	set or historic
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes w		xpected t	o result i	in a mino	r increas	an AQMA or CAZ. The construction and one in air pollution in relation to existing leve	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Blackhill	Lane. The provemen	e nearest	railway	station, k	(eighley,	ent service, including that along Braithwaite is 2.2km east. Pedestrian access of the signated to	te would require
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an meet the	d tenures minimum	of the ho criteria o	using pro of policies	ovided be s HO4 ar	eing in lin nd HO5 (s satisfying Bradford's housing needs, depondent with the Local Plan policies. The develong the more homes, or an area of more that nouses to reflect local need.	pment would

		Effect on	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
services		ts would n		avel up to	1.3km s	south-ea	st into the centre of Keighley to access a ra	inge of local				
		++	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	without o	disrupting (cohesive oment be	ness of e	existing c scale tha	ommuni [.]	n an existing community in an area of high ty, encouraging participation and communit ut pressure on local services and facilities o	y interaction,				
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure							nd leisure opportunities including a church a d Cliffe Castle Park).	ind numerous				
		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where the elopment ould help	re are cu could pot to comba	rrently note that the local transfer in the	one, and enhance al risk of	so an in commur crime.	d introduce new potential targets and victim crease in crime at the site cannot be ruled on ity cohesion and wellbeing, or increase nat SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9,	out. However, ural surveillance,				
		+	Р	LT	IR	Н	CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	outside t Residen countrys	the target of ts at the si ide with op	distance. te would oportuniti	The site have executed the site of the sit	is 3.3km cellent ac itdoor ex	south-eccess to ercise ar	th Street Surgery and Farfield Group Practi- east of a general hospital, Airedale General a diverse range of semi-natural habitats thin and community engagement, which could im evelopment.	Hospital. oughout the local				
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education							ool, is 350m south of the site. The nearest s t of the site.	secondary school,				
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	opportur Zones w south-ea	nities in the hich are b	e centres oth within er, it is u	of Keigh 2km ea ncertain	ood acces ley and E ast of the the exter	ss to a b Bingley, site, as	road range of high quality and diverse emplincluding the Beechcliffe and Worth Village well as slightly further afield towards the rech the loss of agricultural land could impact	oyment Employment gional city in the				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	as by inc	creasing th	nd occup e demar lowever,	ation of	new hom al goods	nes could and ser	thave a minor beneficial impact on the local vices and enhancing the pool of potential entrology which the loss of agricultural land could in	al economy, such mployees for				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/021, Wheathead Lane	5.14	Agricultural with buildings	Greenfield, Green Belt	135 dwellings	Alternative

Summary of assessment for KY/021:

The site could deliver a major positive effect for residents on the education SA Objective as a result of being within the target distance for both primary and secondary education facilities.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and health facilities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

		Effect on	SA Object	ive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e	
3 Land & Buildings	opportur		using str				SA. Existing buildings within the site bound aterials, however, is it unclear whether exi		
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
resilience							a low risk of surface water flooding. Howe	ver, development	
	could lea	ad to an in	crease in				ompared to current levels	T == ==	
5 Water	A cmall	- unnamed	curface v	LT	IR V is adia	M cont to th	SP9, EN1, EN2, EN7, EN9 he Site's western perimeter. Development	5a – 5e	
esources	risk to wa	ater quality	y. Site is	not withi	n a GSP	Z. Devel	opment at the site would be expected to retion to existing levels.		
	morease	-	P	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
Biodiversity & geodiversity		f the site.					alue. There are no TPO tree of TPO wood ice biodiversity value at the site and reduc		
100000000000000000000000000000000000000		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
	Hallonai	Parks or A	AONBS. I	However.	. residen	tial deve	lopment at this site would result in the loss	s of open	
Landscape &	greenfiel landscap the local for poter	ld and Gre be and tow character otial effects	en Belt la Inscape of The site	and that, character e is adjac	in its cur r. New de ent to ex	rent con evelopme isting re	lopment at this site would result in the loss dition, likely makes a positive contribution ent here would be likely to adversely affect sidential built form, which would help to line effect on the local landscape and townsc	towards the local t this and to alter nit the magnitude	
7 Landscape & townscape	greenfiel landscap the local	ld and Gre be and tow character otial effects	en Belt la Inscape of The site	and that, character e is adjac	in its cur r. New de ent to ex	rent con evelopme isting re	dition, likely makes a positive contribution ent here would be likely to adversely affect sidential built form, which would help to ling effect on the local landscape and townsc	towards the local t this and to alter nit the magnitude	
Landscape &	greenfiel landscap the local for poter ruled out	d and Gre be and tow character htial effects t. O	en Belt la nscape of The site s, but at t	and that, character e is adjac his stage N/A	in its cur r. New de ent to ex e a minor	rent con evelopme isting re adverse	dition, likely makes a positive contribution ent here would be likely to adversely affect sidential built form, which would help to lin	towards the local t this and to alter nit the magnitude ape cannot be	
Landscape & townscape 8 Cultural	greenfiel landscap the local for poter ruled out Develop area.	Id and Greende and town character tital effects t. Oment at the	en Belt la vnscape o . The site s, but at t N/A e site wo	and that, character is adjac his stage N/A uld be ur	in its cur r. New de- eent to ex- e a minor N/A nlikely to	rent con evelopme isting re- adverse H have a c	dition, likely makes a positive contribution ent here would be likely to adversely affect sidential built form, which would help to line effect on the local landscape and townscape. SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage as SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	towards the local t this and to alter hit the magnitude ape cannot be None Seet or historic 9a – 9d	
Landscape & townscape 8 Cultural	greenfiel landscap the local for poter ruled out Develop area. Develop homes w	Id and Green and tow character tital effects t. Oment at the ment would be a considered and the considered	en Belt la rnscape o . The site s, but at t N/A e site wo P d not have	and that, character is adjace his stage N/A uld be ur	in its cur r. New de- ent to ex- e a minor N/A nlikely to IR ernible in in a minor	rent con evelopme isting re- adverse H have a c	dition, likely makes a positive contribution ent here would be likely to adversely affect sidential built form, which would help to line effect on the local landscape and townscape. SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage as SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 an AQMA or CAZ. The construction and content in air pollution in relation to existing level.	towards the local this and to alter this and to alter nit the magnitude ape cannot be None Seet or historic 9a - 9d Deccupation of new	
andscape Cownscape Cultural neritage Air quality	greenfiel landscap the local for poter ruled out Develop area. Develop homes w associat	Id and Gree and tow character tital effects t. Oment at the ement would be executed by the country of the coun	en Belt la rnscape o . The site s, but at t N/A e site wo P d not hav xpected to mes and P	and that, character is adjace his stage N/A uld be ur LT ve a discrete transpor	in its cur r. New detent to exect a minor N/A nlikely to IR ernible in a minor IR	H have a compact on increase H H have H H H H H H H H H H H H H H H H H H H	dition, likely makes a positive contribution ent here would be likely to adversely affect sidential built form, which would help to line effect on the local landscape and townscape. SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage as SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 an AQMA or CAZ. The construction and compare in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	towards the local this and to alter this and to alter the magnitude ape cannot be None Seet or historic	
andscape andscape Cultural ceritage Air quality	greenfiel landscap the local for poter ruled out Develop area. Develop homes wassociate Site is w station, i	Id and Gree and tow character nitial effects t. Oment at the ment would be e.ed with ho + ithin 400m	en Belt la rnscape of . The site s, but at t N/A e site wo P d not hav xpected to mes and P of bus s s 2.7 km	and that, character is adjace his stage N/A uld be ure LT ve a discrete transport LT tops alor north ea	in its cur r. New detent to exect a minor N/A nlikely to IR ernible in a minor IR ng Wheat st. Site is	rent con evelopme isting re- adverse H have a con mpact on or increase ients. H	dition, likely makes a positive contribution ent here would be likely to adversely affect sidential built form, which would help to line effect on the local landscape and townscape. SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage as SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 an AQMA or CAZ. The construction and as in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ane, which have an hourly service. The neaccessible for pedestrians and cyclists, although the service in the service of the service in the ser	towards the local t this and to alter this and to alter nit the magnitude ape cannot be None sset or historic 9a – 9d occupation of new els due to pollution 10a – 10d arest railway	
andscape andscape Cultural ceritage Air quality	greenfiel landscap the local for poter ruled out Develop area. Develop homes w associat Site is w station, I lack of d	Id and Gree be and tow character intial effects t. Oment at the ment would be exed with ho thin 400m Keighley, is esignated	en Belt la rnscape o . The site s, but at t N/A e site wo P d not hav expected to mes and P of bus s s 2.7 km cycle pa	and that, character is adjace his stage N/A uld be ur LT ve a discrete transport LT tops alor north eaths in the LT	in its cur r. New de- ent to ex- e a minor N/A nlikely to IR ernible in n a minor IR ng Whea st. Site is e local are	rent con evelopme sisting re- adverse H have a con mpact on or increase ents. H thead Lass fairly acea. H	dition, likely makes a positive contribution ent here would be likely to adversely affect sidential built form, which would help to line effect on the local landscape and townscape. SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage as SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 an AQMA or CAZ. The construction and as in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ane, which have an hourly service. The neaccessible for pedestrians and cyclists, although HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	towards the local this and to alter this and to alter the magnitude ape cannot be None	
Landscape & townscape 8 Cultural heritage	greenfiel landscap the local for poter ruled out Develop area. Develop homes wassociate Site is w station, lack of descriptions and meet the	Id and Gree oe and tow character of tial effects to the comment at the comment would be expected with how the comment would be expected with how the comment would be expected with how the comment would be expected with how the comment would be expected with how the comment would be expected by th	en Belt la rnscape (a. The site (s., but at the sit	and that, character is adjace his stage. N/A uld be ure to result in transport LT tops alor north eaths in the LT sitive consistive consusing proof policies.	in its cur r. New de rent to exe e a minor N/A nlikely to IR ernible in in a minor t movem IR le local are is local are ovided be s HO4 ar	rent con evelopmentsting readverse adverse H have a compact on or increase fairly acea. H thead Last fairly acea. H towards eing in limited HO5 (dition, likely makes a positive contribution ent here would be likely to adversely affect sidential built form, which would help to line effect on the local landscape and townscape and townscape. SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage as SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 an AQMA or CAZ. The construction and as in air pollution in relation to existing level in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ane, which have an hourly service. The neaccessible for pedestrians and cyclists, although HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 s satisfying Bradford's housing needs, depine with the Local Plan policies. The development of the satisfying bradford's not area of more that	towards the local this and to alter this and to alter the magnitude ape cannot be None	
Landscape & townscape 8 Cultural heritage 9 Air quality	greenfiel landscap the local for poter ruled out Develop area. Develop homes wassociate Site is w station, lack of descriptions and meet the	Id and Gree oe and tow character of tial effects to the comment at the comment would be expected with how the comment would be expected with how the comment would be expected with how the comment would be expected with how the comment would be expected with how the comment would be expected by th	en Belt la rnscape (a. The site (s., but at the sit	and that, character is adjace his stage. N/A uld be ure to result in transport LT tops alor north eaths in the LT sitive consistive consusing proof policies.	in its cur r. New de rent to exe e a minor N/A nlikely to IR ernible in in a minor t movem IR le local are is local are ovided be s HO4 ar	rent con evelopmentsting readverse adverse H have a compact on or increase fairly acea. H thead Last fairly acea. H towards eing in limited HO5 (dition, likely makes a positive contribution ent here would be likely to adversely affect sidential built form, which would help to line effect on the local landscape and townscape and townscape. SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage as SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 an AQMA or CAZ. The construction and as in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ane, which have an hourly service. The neaccessible for pedestrians and cyclists, although the service of the serv	towards the local this and to alter this and to alter the magnitude ape cannot be None	

		Effect on	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the dev	elopment	t being of	f a scale	ommunity, encouraging participation and co that may put pressure on local services an	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	outdoor		aces. For	a wider	range of		nd leisure opportunities including a church a and leisure opportunities, residents would n	
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are cu could pot	rrently no tentially e	one, and enhance	so an in commur	d introduce new potential targets and victing crease in crime at the site cannot be ruled lity cohesion and wellbeing, or increase nate.	out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	distance Resident proximity	. The site its at the si ts at the si to Bransh	is 5.1km te would naw Golf	south of have go	a genera od acces th opport	al hospita ss to a di tunities f	y Group Medical Practice, putting it outside al, Airedale General Hospital. verse range of semi-natural habitats, being or outdoor exercise and community engage e residents of the development.	in close
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education		rest prima Dakbank S					ol, is 855m north-east of the site. The neare	est secondary
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur the site,	nities in the as well as	e centres slightly f	of Keigh urther af	ley, inclu ield towa	uding Wo ords the r	road range of high quality and diverse emp orth Village Employment Zones which is 3kr regional city in the south-east. However, it is act on employment opportunities in agricul	n north-east of s uncertain the
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc	reasing th	ie demar However,	nd for loc	al goods	and ser	d have a minor beneficial impact on the local vices and enhancing the pool of potential e to which the loss of agricultural land could i	mployees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/105, Harewood Hills Farm	7.68	Open field	Greenfield, Green Belt	242 dwellings	Alternative

Summary of assessment for KY/0105:

The site could deliver a major positive effect for residents on the education SA Objective as a result of being within the target distance for both primary and secondary education facilities.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and health facilities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

		Effect on S	SA Object	ive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e	
Buildings	Site is g	reenfield. S	Site does	not coin	cide with	a MSA.	L 000 000 0040 0045 H00 5N4 5N0 5N0	T	
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
resilience							v risk of surface water flooding. However, c red to current levels.	•	
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources	here cou	ıld pose a	risk to wa	ater quali	ty. Site is	s not with	/. There is also an unnamed lake 50m south hin a GSPZ. Development at the site would s location in relation to existing levels.		
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
Biodiversity & geodiversity	south of the sites	the site, a	nd a LWS boundary	S (Whins /. There i	Wood) 4	100m so er of 4 tr	alue. There is an area of priority deciduous uth east. Wetland, grassland and woodland ees with TPO's 50m from the sites north w ue at the site and reduce local ecological or	d habitat adjoins estern boundary.	
	11011 401	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b	
7 Landscape							lopment at this site would result in the loss		
& townscape	landscap the local	be and tow character ntial effects	nscape on the control of the control	character e is adjac	. New de ent to ex	evelopme isting re	dition, likely makes a positive contribution and there would be likely to adversely affect sidential built form, which would help to limber effect on the local landscape and townscape.	this and to alter it the magnitude	
townscape	landscap the local for poter ruled ou	pe and tow character ntial effects t.	nscape on the site of the site	character e is adjac his stage LT	. New de ent to ex a minor	evelopme isting rea adverse	ent here would be likely to adversely affect sidential built form, which would help to lime effect on the local landscape and townsca	this and to alter it the magnitude ape cannot be	
	landscap the local for poter ruled ou Oakwort and atta	ce and tow character ntial effects t. - ch Conserv ched cotta	rnscape of The sit	character e is adjac his stage LT ea is 8000	R. New de ent to ex a minor IR m west of the	evelopme isting re- adverse M f the site site. De	ent here would be likely to adversely affect sidential built form, which would help to lime effect on the local landscape and townscape. SP2, SP10, EN3, EN4, EN5, EN6, DS3 e. There is a Grade II Listed Building ('Damevelopment at this large greenfield site could	this and to alter it the magnitude ape cannot be	
townscape 8 Cultural	landscap the local for poter ruled ou Oakwort and atta	ce and tow character ntial effects t. - ch Conserv ched cotta	rnscape of The sit	character e is adjac his stage LT ea is 8000	R. New de ent to ex a minor IR m west of the	evelopme isting re- adverse M f the site site. De	ent here would be likely to adversely affect sidential built form, which would help to lime effect on the local landscape and townscated SP2, SP10, EN3, EN4, EN5, EN6, DS3 e. There is a Grade II Listed Building ('Dam	this and to alter it the magnitude ape cannot be	
townscape 8 Cultural heritage	landscap the local for poter ruled our Oakwort and atta result in Develop homes v	ce and tow character ntial effects t. - th Conserv ched cotta an advers - ment woul	rnscape of a transfer of the site of a transfer of the site of a transfer of the site of t	character e is adjac his stage LT ea is 8000 north we on to the LT ve a disce to result i	IR m west of the setting of IR IR IR IR IR IR IR IR IR IR IR IR IR	welopme isting readverse Mf the site. De of these Mn pact on r increas	ent here would be likely to adversely affect sidential built form, which would help to lime effect on the local landscape and townscape. SP2, SP10, EN3, EN4, EN5, EN6, DS3 e. There is a Grade II Listed Building ('Dame evelopment at this large greenfield site couls sensitive heritage assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4,	this and to alter it the magnitude ape cannot be 8a, 8b ems Farmhouse d potentially 9a – 9d eccupation of new	
townscape 8 Cultural heritage	landscap the local for poter ruled our Oakwort and atta result in Develop homes v	ce and tow character ntial effects t. 	rnscape of a transfer of the site of a transfer of the site of a transfer of the site of t	character e is adjac his stage LT ea is 8000 north we on to the LT ve a disce to result i	IR m west of the setting of IR IR IR IR IR IR IR IR IR IR IR IR IR	welopme isting readverse Mf the site. De of these Mn pact on r increas	ent here would be likely to adversely affect sidential built form, which would help to lime effect on the local landscape and townscape. SP2, SP10, EN3, EN4, EN5, EN6, DS3 e. There is a Grade II Listed Building ('Dame evelopment at this large greenfield site couls sensitive heritage assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 an AQMA or CAZ. The construction and of	this and to alter it the magnitude ape cannot be 8a, 8b ems Farmhouse d potentially 9a – 9d eccupation of new	
townscape 8 Cultural	landscapthe local for poter ruled our Oakwort and attaresult in Develop homes vassociat	ce and tow character ntial effects t. - th Conserv ched cotta an advers ment would be exed with ho + tithin 400m	Pation Are ge') 20m e alteration P d not have pected to mes and P of bus sorth east	LT ea is 800i north we on to the LT re a discort transpor LT ttops alor . Site is a	IR IR IR IR IR IR IR IR IR IR IR IR IR I	M f the site site. De f these sents. H Cote La	ent here would be likely to adversely affect sidential built form, which would help to lime effect on the local landscape and townscape. SP2, SP10, EN3, EN4, EN5, EN6, DS3 e. There is a Grade II Listed Building ('Dame evelopment at this large greenfield site couls sensitive heritage assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 an AQMA or CAZ. The construction and one in air pollution in relation to existing levels SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4,	this and to alter it the magnitude ape cannot be 8a, 8b ems Farmhouse d potentially 9a – 9d ccupation of new ls due to pollution 10a – 10d vay station,	
8 Cultural heritage 9 Air quality	landscapthe local for poter ruled our Oakwort and attaresult in Develop homes vassociat	ce and tow character ntial effects t. - th Conservence cotta an adverse would be executed with ho thin 400m and six and the cotta and the cot	Pation Are ge') 20m e alteration P d not have pected to mes and P of bus sorth east	LT ea is 800i north we on to the LT re a discort transpor LT ttops alor . Site is a	IR IR IR IR IR IR IR IR IR IR IR IR IR I	M f the site site. De f these sents. H Cote La	ent here would be likely to adversely affect sidential built form, which would help to lime effect on the local landscape and townscape and townscape. SP2, SP10, EN3, EN4, EN5, EN6, DS3 e. There is a Grade II Listed Building ('Dame evelopment at this large greenfield site couls sensitive heritage assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 an AQMA or CAZ. The construction and one in air pollution in relation to existing leverage in air pollution in relation to existing leverage in air pollution in relation to existing leverage in air pollution in relation to exist in the series in air pollution in relation to exist in leverage	this and to alter it the magnitude ape cannot be 8a, 8b ems Farmhouse d potentially 9a – 9d ccupation of new ls due to pollution 10a – 10d vay station,	
8 Cultural heritage 9 Air quality	landscapthe local for poter ruled our Oakwort and attaresult in Develop homes vassociat Site is w Keighley cycle particles and meet the	ce and tow character ntial effects t. - th Conserve ched cotta an adverse would be exed with ho this in the left tenures and tenures and tenures and tenures the character of t	Pation Are ge') 20m e alteration P d not have and P of bus sorth east ocal area P minor poof the hocriteria of the size of the hocriteria of the size of the size of the hocriteria of the size of the hocriteria of the size of the hocriteria of the size of the hocriteria of the size of the size of the hocriteria of the size of the	LT ea is 800i north we on to the LT re a discorresult in transport LT tops alor . Site is a a. LT sitive conusing profice policies	IR m west of the setting of IR may a minor IR IR IR IR IR IR IR IR IR IR IR IR IR	M f the site site. De f these sents. H Cote La e for peo	ent here would be likely to adversely affect sidential built form, which would help to lime effect on the local landscape and townscape. SP2, SP10, EN3, EN4, EN5, EN6, DS3 e. There is a Grade II Listed Building ('Dame evelopment at this large greenfield site couls sensitive heritage assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 an AQMA or CAZ. The construction and one in air pollution in relation to existing leverage in air pollution in relation to existing leverage and Harewood Road. The nearest raily destrians and cyclists, although there is a last SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	this and to alter it the magnitude ape cannot be 8a, 8b ems Farmhouse d potentially 9a – 9d eccupation of new Is due to pollution 10a – 10d exay station, ack of designated 11a ending on the pment would	

		Effect on	SA Object	ive				
SA Objective	Baseline trend	Score of effect Certainty Certainty Certainty Certainty Certainty Mitigating or enhancing Local Plan polici		Mitigating or enhancing Local Plan policies	Mitigation code(s)			
12 Accessible services	residents		to 1.3km				site in Oakworth (including a post office). A w or 1.4km south west to Harewood to according	
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the deve	elopment	t being of	f a scale	ommunity, encouraging participation and co that may put pressure on local services an	
14 Culture &		-	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	over 800	m to Oak	worth for	the near	est churc	hes. Ou	re and leisure opportunities. Residents may tdoor leisure facilities include Margatroyde ranshaw Golf Course is 700m north.	
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are cu could pot	rrently no entially e	one, and enhance	so an in commur	d introduce new potential targets and victim crease in crime at the site cannot be ruled ity cohesion and wellbeing, or increase nat	out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	site is 6k Residen	m south o	f a gener te would	al hospit have ac	tal, Aired cess to s	ale Gene emi-natı	rth Health Centre, putting it outside the targeral Hospital. Ural habitats. Outdoor leisure facilities include In north east. Branshaw Golf Course is 700	de Margatroyde
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education		rest prima Dakbank S					chool, is 500m north-east of the site. The ne	earest secondary
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur	nities in the	ecentres	of Keigh	ley, inclu	iding Wo	road range of high quality and diverse emplorth Village Employment Zones which is 3kr regional city in the south-east.	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		reasing th					d have a minor beneficial impact on the loca vices and enhancing the pool of potential en	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/151, Long Lee Lane	4.39	Greenfield with trees	Greenfield	138 dwellings	Alternative

Summary of assessment for KY/151:

As a large greenfield site, major adverse (significant) or minor adverse effects have been predicted for most natural environment themed SA Objectives. This is also due to the site's proximity to Ancient Woodland.

The site is well located to provide access to services and facilities, including shops, health facilities, and jobs, with particularly

The site is well located to provide access to services and facilities, including shops, health facilities, and jobs, with particularly good access to schools and sustainable transport modes. Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy.

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d
Buildings	Site coin	cides with	coal and	d sandst	one MS	A. Deve	elopment at KY/151 would result in the loss of	greenfield.
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
resilience							oding. However, development could lead to a	n increase in
	imperme	eable surfa						F- F-
5 Water resources	south of	the site ar	id the Ri	ver Wor	th is 400 er consu	m nortl	SP9, EN1, EN2, EN7, EN9 rbodies are not within 100m of the site. Hog F n west. New residential development at this of at these locations in relation to existing levels	reenfield site s.
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	site's pe sensitive functions	rimeter. W habitat ar	ithin Par ea at ris and. De	k Wood k of harr velopme	is a TP0 n, expos ent at thi	O wood sing it to s green	k Wood (Ancient Woodland and LWS) directly land 300m from the site. Development could poincreased disturbances and potentially resulfield site could reduce the biodiversity value awork.	olace this ting in the loss of
7		-	Р	LT	IR	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
Landscape & townscape	National	Parks or A	AONBs.	The loss	of gree	n open	discernible effect on any landscape designation space at KY/151, as well as some visually at the contract on the local character.	
		0	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None
8 Cultural	Develop	ment at K	//151 wc	uld be ι	inlikely t		a discernible impact on any heritage asset or	historic area. The
heritage							ng 'Guidestone set in wall opposite junction w	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c
9 Air quality	construc	tion and o	ccupatio	n of new	homes	at the	have a discernible impact on and AQMA or C site would be expected to result in a minor inc on associated with homes and transport move	rease in air
10		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport	of Keigh		y Statior				k Lane with frequent services and is approxing access at the site is good although there is	
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
. i i iodoling	1			·			owards satisfying Bradford's housing needs,	including a mix of
	housing	types as re	equired l	by Local	Plan po	licies.		ı
12 Accessible		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services	i ne site	is within 6	uum of a			1	rvices and amenities on offer in Keighley.	12-
40.00=!=!	D '	+	P	LT	IR	<u> </u>	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	commun	ity interact	ion, with	out the	develop	ment be	ts within an existing community, encouraging eing of a scale that may put pressure on local by and place.	
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		to the site					ultural and leisure spaces including Park Woo markets 600m north in Keighley.	
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
15 Safe & secure	currently	there are	none. D	evelopm	ent at th	ne site d	potential victims or targets of crime at vacant could potentially enhance community cohesio to combat the local risk of crime.	
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	5km north	th-west. Th with oppor	ne site w tunities f	ould pro for outdo	vide nev	v reside cise and	Om east of the site. Airedale General Hospital ents with excellent access to a diverse range d community engagement opportunities, which if these developments.	of semi-natural
17		++	Р	LT	IR	М	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education	Site is 30	00m west	of Long L	<u>_ee Prim</u>	ary Sch		Oakbank Secondary School is 1.8km south-	west.
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment							mployment opportunities in the Keighley – the Beechcliffe Employment Zone 1km north.	e Worth Village
		+	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	economy for local	by increa	sing the s. An im	demand proveme	d for loca ent in the	al goods e built e	the site could have a minor beneficial impact and services and enhancing the pool of pote environment could lead to an improved attraction ment.	ential employees

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/002, Hollins Lane, Utley	4.06	Agricultural fields	Greenfield, Green Belt	142 residential dwellings (based on 35dph)	Discounted

Summary of assessment for KY/002:

The south-east perimeter of the site is adjacent to Whinburn Registered Park/Garden, within which are three Grade II Listed Buildings. Development at this open greenfield site would be likely to result in an adverse effect on the setting of this sensitive historic area; a major adverse effect has therefore been predicted for the cultural heritage SA Objective. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, education facilities and employment areas.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a greenfield site with adjacent TPO woodland and trees.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings		ment would t the site is					of greenfield site. Site does not coincide with a 1.	n MSA. ALC
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience							nd at a low risk of surface water flooding. Howers, compared to current levels.	ever, development
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							within 80m of a number of small, unnamed wat	erbodies.
103001003	Develop	ment at the	e site w	ould be			in a minor increase in water consumption.	
6	011	-	P	LT	IR .	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9 Sity value. New development here could reduce	6a – 6f
Biodiversity & geodiversity	at the sit adverse The site	te and redu ly affected falls within	ice loca by dev a SSS	al ecolog elopmer SI Impac	gical co nt at the t Risk Z	nnective site si Zone. F	ity. Site is bordered by TPO woodland and tree uch as through impacts on tree root zones. urther consideration of the likely risks should be and undertaken if necessary.	s, which could be
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National greenfie be likely road to e	Parks or A Id and Gre to adverse existing res	AONBs en Belt ely alter sidentia	. However land that the local	er, residat conta at conta al towns rm, whi	dential ains GI scape a ch may	a discernible effect on any landscape designati development at this site would result in the loss elements of potentially high visual amenity, and and landscape character. The site is on the opp help to limit the magnitude for potential effects and townscape cannot be ruled out.	s of open d it would therefore osite side if the
			Р	LT	IR		SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Listed B		evelop	ment at	this ope	en gree	hinburn Registered Park/Garden, within which nfield site would be likely to result in an advers	e effect on the
		-	<u> </u>	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes v		xpected	d to resu	ılt in a n	ninor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levels.	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	10 Transport Site is within 400m of several bus stops along the B6265, which have a frequent service. T station, Keighley, is 2.3km south east. Site is very accessible for pedestrians and cyclists, a of designated cycle paths in the local area.							
10 Transport	station, I	Keighley, is	s 2.3km	n south e	east. Si	te is ve	ry accessible for pedestrians and cyclists, altho	
10 Transport	station, l of design	Keighley, is nated cycle	s 2.3km paths P	n south e in the lo	east. Sit ocal are IR	te is ve a. H	ry accessible for pedestrians and cyclists, although the series of the s	ough there is a lack
10 Transport 11 Housing	station, I of design	Keighley, is nated cycle + ld make a ld tenures e minimum	e 2.3km e paths P minor p of the h	to south each in the local LT consitive encousing a of police	east. Site ocal are IR contributions in the provide sites HO	te is ve a. H Ition too d being 4 and F	ry accessible for pedestrians and cyclists, although SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,	11a ending on the opment would

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
12 Accessible services		ts would no		travel up	o to 1.7	km sou	th-east towards the centre of Keighley to acces	ss a range of local					
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	interaction		the de	velopme	ent beir	ng of a s	ng community, encouraging participation and c scale that may put pressure on local services a ace.						
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure		Site would have excellent access to a range of culture and leisure opportunities in highly accessible locations in Keighley, including pubs, a church and Keighley Rugby Union Football Club.											
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new dev	where the	e are c could p	currently otentiall	none, y enhai	and so nce con	would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na ne.	d out. However,					
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	The site Resident countrys	is 3.1km s ts at the si ide with op	outh-eate would portunal healt	ast of a lid have on the littles for the littl	genera excelle outdoo reside	I hospitant accessor exercing the second in	ery, North Street Surgery, putting it outside the al, Airedale General Hospital. ss to a diverse range of semi-natural habitats the and community engagement, which could in the development.	hroughout the local mprove both					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17 Education		University					school is 1.4km south-east of the site. The near Holy Family Catholic School, are 850m and 89						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	opportur	nities in the	centre	of Keig	jhley, ir	cluding	o a broad range of high quality and diverse em Beechcliffe Employment Zone approximately regional city in the south-east.	1.1km east of the					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	as by inc						could have a minor beneficial impact on the loc d services and enhancing the pool of potential						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/028, Devonshire Street	0.4	Vacant greenfield	Greenfield	14 dwellings	Discounted

Summary of assessment for KY/028:

As a greenfield site containing GI elements, development here has been predicted to result in minor adverse effects on most natural environment themed SA Objectives A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The site would provide new residents with excellent access to education and health facilities, and good access to services, jobs, and important economic and cultural areas.

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d
Buildings	Site is gr	reenfield, a	lthough	it has ar	ALC G	rade of	'Urban'. Site does not coincide with an MSA	
4 Climate change		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	difficult to avoid given the site's relatively small size.							
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a - 5e
resources							aterbodies are within 100m of KY/028. Devel	opment at the site
resources	would be	e likely to in						_
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity							a discernible effect on a biodiversity designa	
&							o the presence of trees and hedgerow. Deve	lopment here
geodiversity	would ris	sk reducing					e as well as local ecological connectivity.	T =
7	_	-	Р	LT	IR	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
Landscape							a greenfield site as well as GI elements of h	
&							se impacts on the local character, although the	ne residential
townscape	developr						adjacent to existing residential built form.	T
8 Cultural		0	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None
heritage	Develop	ment at K\	<u>//028 wc</u>	ould be u	nlikely t	o have	a discernible impact on any heritage asset o	r historic area.
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c
9 Air quality	construc	tion and o	ccupatio	n of new	homes	at the s	have a discernible impact on and AQMA or of site would be expected to result in a minor in on associated with homes and transport mov	crease in air
	p o	+	Р	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	1.4km w	est of Keig	hley Ra	lway Sta	ation. Th	ne site is	equent services, including those along West s highly accessible for pedestrians and also	
	,		iere is a	deneral	lack of	designa	ated cycle paths in the local area.	2000001010101
44.11		+	P P	general LT	IR	designa M	ated cycle paths in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing		+ could mak	P e a mino	LT or positiv	IR e contri	M bution t	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	11a
12		+	P e a mino	LT or positiv	IR e contri	M bution t	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	housing The site	could mak types as re + offers new	P e a mind equired b P residen	LT or positive by Local LT ts with e	IR Te contri Plan po IR Excellent	M bution to blicies.	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,	11a including a mix of 12a nities. KY/028 is
12 Accessible	housing The site	could mak types as re + offers new	P e a mind equired b P residen	LT or positive by Local LT ts with e	IR Te contri Plan po IR Excellent	M bution to blicies.	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 s to a diverse range of key services and ame services and amenities towards the centre of	11a including a mix of 12a nities. KY/028 is
12 Accessible	The site within 60	could make types as reference as reference and a the ment at the ity interact	P e a mino equired to P resident short wat P e site wotion, with	LT or positive by Local LT ts with ealk of the LT ould situation the control of t	IR e contri Plan po IR excellent wide ai IR ate new developi	bution to blicies. M access rray of s M residented to be seen to	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 s to a diverse range of key services and ame services and amenities towards the centre of SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 ts within an existing community, encouraging of a scale that may put pressure on local	11a including a mix of 12a nities. KY/028 is Keighley. 13a g participation and
12 Accessible services	The site within 60	could make types as reference as reference and a the ment at the ity interact	P e a mino equired to P resident short wat P e site wotion, with	LT or positive by Local LT ts with ealk of the LT ould situation the control of t	IR e contri Plan po IR excellent wide ai IR ate new developi	bution to blicies. M access rray of s M residented to be seen to	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 s to a diverse range of key services and ame services and amenities towards the centre of SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 ts within an existing community, encouraging	11a including a mix of 12a nities. KY/028 is Keighley. 13a g participation and
12 Accessible services 13 Social cohesion	The site within 60 Develop commun facilities The site	could make types as reference a	P e a minor equired by resident short wat P e site wor ion, with ter the lo	LT or positive by Local LT ts with ealk of the LT ould situation out the cocal sense. LT ts with ealth of the local sense.	IR e contri Plan po IR xcellent wide an IR ate new developi se of co IR xcellent	bution to blicies. M access rray of s M residen ment be mmunit M access	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 s to a diverse range of key services and ame services and amenities towards the centre of SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 ts within an existing community, encouraging of a scale that may put pressure on locally and place. SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	11a including a mix of 12a nities. KY/028 is Keighley. 13a g participation and I services and 14a KY/028 is within

		Effect on S	SA Objec	tive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
15 Safe & secure	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.									
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	site woul	ld provide	resident ement op	s with go	ood acce	ess to s	ale General Hospital is approximately 4.4km r emi-natural habitats with opportunities for out I improve both physical and mental health for	door exercise and		
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
17 Education		e site is al					Our Lady of Victories Catholic Primary School secondary school, with Holy Family Catholic			
		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	including	the Worth	n Village	Employ	ment Zo	ne and	cess to a broad range of employment opportu Business Development Zone, and the local E eximately 1km east.			
		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	economy for local	y by increa	sing the	demand	d for loca ent in the	al goods e built e	the site could have a minor beneficial impact s and services and enhancing the pool of pot nvironment could lead to an improved attract ment.	ential employees		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/053, Thwaites Brow					
Road	0.75	Agricultural fields	Greenfield	20 dwellings	Discounted

Summary of assessment for KY/053:

As a large greenfield site, minor adverse effects have been predicted for most natural environment themed SA Objectives. However, a major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The site is well located to provide access to services and facilities, including bus links, shops, schools, and jobs, with particularly good access to health facilities.

		Effect on S	SA Object	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Several Plan policies Mitigating or enhancing Local Plan policies		Mitigation code(s)				
0.1 1.0			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d				
3 Land & Buildings		ment at the		ould resu	ılt in the	loss of	greenfield, although the ALC classification for	or the site is				
4 Climate		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e				
change resilience							oding. However, development could lead to a	an increase in				
resilience	imperme	eable surfa	P P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a - 5e				
5 Water	Site doe	e not coinc					rbodies are not within 100m of the site. New					
resources	developr		s greenf				cted to increase water consumption at these					
	Tolation	-	P	ΙT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
6 Biodiversity & geodiversity	The repl	acement o	of agricul ential for	tural fiel	ds with r	esident	a discernible impact on a sensitive biodivers ial development would risk diminishing the bitats, whilst also reducing the connectivity of	iodiversity value of				
7		-	Р	LT	IR	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
Landscape	Develop	ment at the	e site wo	ould repla	ace flat a	and ope	en greenfield with residential built form. Whils	t this development				
&		would be in-keeping with existing residential built form adjacent to the site's perimeter, an adverse impact on the local character is considered to be likely.										
townscape	local cha	aracter is c	onsidere	ed to be	likely.							
8 Cultural		0	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None				
heritage	Develop	ment at K\	Y/053 wo	ould be ι	ınlikely t	o have	a discernible impact on any heritage asset o	r historic area.				
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c				
9 Air quality	construc	tion and o	ccupatio	n of new	homes	at the	have a discernible impact on and AQMA or (site would be expected to result in a minor in on associated with homes and transport mov	crease in air				
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport							ient services and is approximately 1.3km sou					
Папэроп		Railway S ed cycle p		Pedestria	an and c	ycling a	access at the site is good although there is a	lack of local				
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing		could mak types as re					owards satisfying Bradford's housing needs,	including a mix of				
12		-	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible services	Long Le	e limited. F	Resident	s would	likely ne	ed to tr	nities is somewhat poor, with the offering in T avel up to 1.5km west in order to access ser ent to Keighley Town Centre.					
		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	commun	nity interact	tion, with	out the	developi	ment be	ts within an existing community, encouraging of a scale that may put pressure on loca					
	I tacilities	or could a	Itar tha l	ocal sen	se of co	mmunit	y and place.					
	Tacilities	or could a		1		1	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	1				

		Effect on S	SA Object	tive						
SA Objective	Objective Baseline trend Score of effect Score		Mitigating or enhancing Local Plan policies	Mitigation code(s)						
14 Culture & leisure	Residents at the site would have good access to cultural and leisure spaces in Thwaites Bow and Long Lee, including the local pub, cricket club and church. However, for a more diverse and extensive range of cultural and leisure spaces residents may need to travel up to 1.5km west into the centre of Keighley.									
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	locations	where cu	rrently th	nere are	none, b	ut could	oduce new potential victims or targets of crime I potentially enhance community cohesion and combat the local risk of crime.			
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	approxin natural h	nately 6km abitats wit	north-w h opport	est. Res unities f	sidents a or outdo	t the si or exer	r, 550m south of the site. Airedale General Ho te would have excellent access to a diverse ra cise and community engagement opportunitie sidents of these developments.	inge of semi-		
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
Education							nool, is 650m west of the site. The nearest secrets of the site.	condary school,		
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	Centre a uncertair	s well as v	vithin the it to whic	e establi ch the lo	shed Bu	siness	mployment opportunities in and adjacent to K Development Zone and Employment Zone. Heal land could impact on local employment opportunity	owever, it is		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	economy for local area, wh	/ by increa businesse	sing the s. An im encouraç	demand provements ge furthe	d for loca ent in the er inward	al goods e built e l investi	the site could have a minor beneficial impact and services and enhancing the pool of pote nvironment could lead to an improved attracti- ment. However, it is uncertain the extent to whe economy.	ntial employees veness to the		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/095, Woodville Road, Spring Gardens Lane	0.77	Site contains existing buildings, car parking area and open green space	Mix	25 dwellings	Discounted

Summary of assessment for KY/095:

The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education.

Minor positive effects were predicted for other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local amenities and employment areas.

No major adverse effects have been predicted for the site, but minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of development on a partially greenfield site containing TPO woodland. The site is entirely within the Devonshire Park and Cliffe Castle Conservation Area and in close proximity to three Grade II Listed Buildings, the settings of which could potentially be impacted upon, and around which careful consideration would be required in the site's planning application.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e, 3f
Buildings							dings within the site may present opportunities at the site is 'Urban'. Site does not coincide with	
4 Climate		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
change resilience	surface v		l risk in	the nor			a low risk of surface water flooding and there is Development could lead to an increase in impe	
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources					r increa	ise in w	rithin 100m of a surface waterbody. Developme ater consumption.	ent at the site
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	at the sit	te and redu	ice loca abitat,	al ecolog which c	gical co ould be	nnective advers	sity value. New development here could reduce ity. Site contains TPO woodland and is in prox sely affected by new development here, such a	imity to deciduous
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National scope fo the cond through likely of	Parks or A or new development development of the new development of the high visual to the loss	AONBs. elopme e existin opment ameni of som	. The sit nt at this ng buildin t of a hig ty value ne open	e is par s location ngs the gh quali and, b space,	rtially P on to al ere coul- ity design ased or a mino	a discernible effect on any landscape designat DL with existing buildings. There is therefore ster the local townscape and landscape charact d potentially be opportunities for enhancing the gn. However, the site currently contains severally the that this could be lost as a result of near adverse effect on the local character cannot be a series of the country of th	omewhat limited er. Depending on local character all trees that are lew development, in the entirely ruled
			Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Buildings greenfiel	s within 10 ld and con effect on t	0m of t tains so	he site, ome elei	within t ments o	he Con of high	Cliffe Castle Conservation Area. There are three servation Area. New development at this site, visual amenity value such as trees, could poter e Conservation Area, as well as the setting of	which is partially ntially result in an
	J	-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes w	ment woul vould be ex ed with ho	xpected	to resu	ılt in a r	ninor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing leves.	occupation of new els due to pollution
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	nearest	ithin 400m railway sta a lack of de	tion, Ke	eighley,	is 1km	south 6	equent services, including those along the Skip east. Site is very accessible for pedestrians and ocal area.	ton Road. The d cyclists, although

		Effect on S	SA Obje	ctive										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a						
11 Housing	types an meet the	d tenures minimum	of the h criteria	ousing of polic	provide ies HO	d being 4 and H	wards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo 4O5 (10 or more homes, or an area of more tha able houses to reflect local need.	pment would						
12	ороспу с	+	P	LT	IR	Н		12a						
Accessible services			ave acc	cess to a	a broad	range	of services and amenities 500m south of the sit 00m south east of the site.							
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a						
13 Social cohesion	interaction		the de	velopme	ent beir	ig of a s	ng community, encouraging participation and conscious that may put pressure on local services and conscious.							
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a						
leisure		Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants and churches in the centre Keighley.												
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a						
15 Safe & secure	so an inc	crease in c	rime at	the site	canno	t be rule	would introduce new potential targets and victing out. However, new development could poter natural surveillance, and so could help to comb	tially enhance						
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b						
16 Health	east of a Resident Devonsh	general h ts at the si hire Park, v	ospital, te woul vith opp	Airedal d have portuniti	e Gene good ac es for o	ral Hos cess to utdoor	medical centre, North Street Surgery. The site i	ding nearby						
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c						
17 Education	to the so	uth west a	nd 450	m to the	south	east of								
18 Employment	opportur	Family Catholic School, is 290m north-west of the site. P												
19 Economy		reasing th					SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the locd services and enhancing the pool of potential e							

Silsden

- 1.1.48 There are eight potential housing sites identified as Preferred Options in Silsden.
- 1.1.49 Significant negative effects have been identified in relation to climate change resilience (SA Objective 4) for SI/013 and SI/020, which is due to potential flood risk. This could be addressed through measures such as Sustainable Drainage Systems and by exploring alternative site layouts to avoid the highest risk areas.
- 1.1.50 Significant beneficial effects have been identified in relation to health (SA Objective 16) for sites SI/008, SI/013, SI/020, SI/023, SI/024 and SI/027, as a result of the sites' proximity to healthcare facilities and access to opportunities for outdoor exercise and local natural environments.
- 1.1.51 All sites scored positively (minor) in relation to education (SA Objective 17) apart from site SI/027, which was assigned a minor negative effect, as this site is situated outside of the target distance for schools.
- 1.1.52 All sites scored positively (minor) in relation to transport (SA Objective 10) apart from site SI/001 (minor negative). This is largely due to the distance from the nearest railway station and bus stop.
- 1.1.53 In relation to biodiversity & geodiversity (SA Objective 6), sites SI/023 and SI/024 are brownfield sites, whilst all other sites are predominantly greenfield sites. Future development is to incorporate green infrastructure and enhance the biodiversity value of outdoor amenity spaces and local ecological connectivity, whilst meeting biodiversity net gain requirements.
- 1.1.54 All sites have been scored negatively (major) in relation to biodiversity & geodiversity (SA Objective 6). The HRA Screening process has identified that likely significant effects (LSE) on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is largely related to potential recreation impacts. A LSE has also been triggered in relation to the North Pennine Moors SPA/SAC for site SI/004A (SI2/H).
- 1.1.55 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for sites SI/001, SI/004A, SI008 and SI/013 and SI/020. This is due to the loss of >0.4ha of greenfield land.
- 1.1.56 In Silsden, in relation to housing sites there are also two Alternative options (SI/003 and SI/004). In relation to employment sites, there is one PO Reserve site (EM76). These are assessed below.

Summary table of effect scores predicted for housing sites in Silsden (Preferred Options):

PO ref	Site	SA Objective																		
	Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SI1/H	SI/001	-	-		-	-		-	0	-	-	+	+	+	+	+/-	+	+	+	+
SI2/H	SI/004A	-	-		+	-		-	-	-	+	+	+	+/-	+	+/-	+	+	+	+
SI3/H	SI/008	-	-		+	-		-	-	-	+	+	+	+	+	+/-	++	+	+	+
SI4/H	SI/013	-	-			-		-	-	-	+	+	+	+	+	+/-	++	+	+/-	+
SI5/H	SI/020	-	-			-		-	-	-	+	+	+	+	+	+/-	++	+	+	+
SI7/H	SI/023	-	-	+	+	-		+	+/-	+/-	+	+	+	+	+	+	++	+	+	+
SI8/H	SI/024	-	-	+	-	-		+	0	+/-	+	+	+	+	+	+	++	+	+	+
SI1/H	SI/027	-	-	-	+	-		-	0	-	+	+	+	+	+	+/-	++	-	+	+

Key:

Major positive (significant)	++
Minor positive	+
Neutral/negligible	0
Minor negative	-
Major negative (significant)	
Equally positive and negative effects	+/-
Uncertain	?

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SI/001, North Dene Road	1.36	Vacant fields bordered by hedgerow and trees	Greenfield	43 dwellings	Preferred Option: SI1/H

Summary of assessment for SI/001:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor positive effects were predicted for all socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, education facilities and employment areas.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site which adjoins TPO woodland. Additionally, a small, unnamed stream falls just within the site's north-western perimeter, the water quality of which could be impacted by the construction and occupation of this site.

		Effect on S	SA Objec	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e					
Buildings	Site is gr MSA.												
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change							west corner, that is at low and medium risk of						
resilience	flooding.	However,	develo P	pment c	ouid iea IR	d to an	increase in impermeable surfaces, compared SP9, EN1, EN2, EN7, EN9	to current levels.					
5 Water	A small	unnamed :		-			's north-western perimeter. Development here						
resources							ppment at the site would be expected to result						
							relation to existing levels.						
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
6							ty value. New development here could reduce						
Biodiversity							y. Eastern border of the site adjoins TPO woo	dland, which could					
&							such as through impacts on root zones.	004/040					
geodiversity		A Screenin ered and th					kely significant effects on the South Pennine M	loors SPA/SAC					
	are trigg	-	P P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
_	Develop	ment at thi	s locati				discernible effect on any landscape designation	,					
7 Landscape							evelopment at this site would result in the loss						
&							high visual amenity, including hedgerow, and						
townscape							nd landscape character. The site is adjacent to						
τοπισσαρο							e magnitude for potential effects, but at this sta	ge a minor					
	adverse	effect on ti	ne ioca N/A	N/A	ape and N/A		ape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3	None					
8 Cultural	Site is 1					H ation Ar	ea. Several Grade II Listed Buildings are just						
heritage							xisting built form, and screening vegetation, de						
oago							on a sensitive heritage asset or historic area.	voiopinioni ai ino					
		-	P	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d					
9 Air quality							t on an AQMA or CAZ. The construction and o						
9 All quality							rease in air pollution in relation to existing leve	els due to pollution					
	associat	ed with ho	mes an	d transp	ort mov	ements							
		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport							Bolton Road, and have frequent services. The						
							trian and bicycle access of the site is good, al	though there is a					
	lack of d	esignated	cycle p	atns in th	ne iocal	area.	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,						
11 Housing		+	Р	LT	IR	Н	HO9, HO10	11a					
						<u> </u>	1100,11010						

		Effect on S	SA Obje	ctive											
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)							
							ards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo								
	meet the	minimum	criteria	of polici	es HO4	and H	O5 (10 or more homes, or an area of more that ble houses to reflect local need.								
	Specify a	+	P	IT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a							
12 Accessible services	The nea	rest area o		:			s 400m south of the site along Skipton Road a								
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a							
13 Social cohesion	interaction		the de	velopme	nt being	of a so	g community, encouraging participation and cocale that may put pressure on local services ar								
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a							
leisure		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and a library in the centre of Silsden and along Keighley Road.													
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a							
15 Safe & secure	location new dev	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.													
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b							
16 Health	The site Resident countrys	Site is 1km north-east of the nearest GP surgery, Silsden Group Practice, putting it outside the target distance. The site is 3km north-east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.													
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c							
17 Education	school, S	South Crav y Keighley	en Sch	ool in C	ross Hill	s, is ap	or School, is 730m south of the site. The near proximately 3.8km south west of the site. The School are 4.6km and 4.9km to the south east	est secondary University							
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b							
18 Employment	Road En	nployment	Zone.	For a mo	ore expa	nsive a	nt opportunities in the centre of Silsden, included and diverse range of employment opportunities is easily accessible by public transport.								
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b							
19 Economy	as by inc		otfall in	Silsden	, increas		ould have a minor beneficial impact on the loc mand for local goods and services and enhand								

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status	
SI/004A, Bolton Road / Brown					Preferred Option:	
Bank Lane	2.10	Vacant field	Greenfield	40 dwellings	SI2/H	

Summary of assessment for SI/004A:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor positive effects were predicted for all socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, education facilities and employment areas.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site which contains a small area of TPO woodland as well as adjoining it on the north and south sides. The site is in close proximity to four Grade II Listed Buildings, the setting of one may be adversely affected by the development due to the topography. Additionally, a small, unnamed stream falls just within the site's southern perimeter, the water quality of which could be impacted by the construction and occupation of this site.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings	Site is gr MSA.	reenfield. A	ALC gra	ade at th	ne site is	s Grade	e 3, which could include BMV soils. Site does no	ot coincide with an			
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience							nd at a low risk of surface water flooding. Howe es, compared to current levels.	ever, development			
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	water qu	ality. Site i	is not w	ithin a (GSPZ. [Develop	e's southern perimeter. Development here coul oment at the site would be expected to result in so existing levels.				
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Northern and southern perimeters of the site adjoin TPO woodland, with a small area of TPO woodland in the northern portion of the site, which could be adversely affected by development at the site such as through impacts on root zones.										
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National greenfied likely to built form	Parks or A Id that con adversely	AONBs tains G alter the ould he	. Howeval eleme elocal teleme	er, resignts of posture of the community of the community of the management of the community of the communit	dential otential pe and nagnitud	a discernible effect on any landscape designati development at this site would result in the loss ly high visual amenity, including trees, and it wo landscape character. The site is adjacent to ex- de for potential effects, but at this stage a mino- alled out.	s of open ould therefore be disting residential			
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	the topo	graphy and ly feasibly	d the pr have p	esence otential	of exist	ting buil e effect	Area. Site is within 120m of four Grade II Liste t form, it is considered to be likely that develop s on the Grade II Listed 'Townhead Farmhouserds, with built form.	ment at the site			
		-	Р	LT	IŘ	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes v		xpected	d to resu	ılt in a n	ninor in					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Site is within 400m of bus stops on Bolton Road, which have frequent services. The nearest railway station, Steeton & Silsden, is 2.2km south west. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.										
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			

		Effect on S	SA Obje	ctive										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
	types an meet the	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.												
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a						
Accessible services		rest area one Local Co		ervices	and am	enities	is 550m south-west at Bridge Street. The site for	orms the northern						
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a						
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to A6034 Bolton Road, which has the potential to impact on the quality of life of new residents as a result of exposure to air pollution and noise and visual disturbances.													
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a						
leisure							o a range of culture and leisure opportunities inceeds of Silsden.	cluding pubs,						
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a						
15 Safe & secure	location new dev	where ther	re are o could p	currently otentiall	none, y enhai	and so	would introduce new potential targets and victir an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na me.	out. However,						
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b						
16 Health	The site Resident countrys	is 3.3km n ts at the siding the side with operation in the side of	orth-ea te woul portun	ast of a good of the second se	general excelle outdoo	hospitant acces	ery, Silsden Group Practice, putting it outside that, Airedale General Hospital. ss to a diverse range of semi-natural habitats thise and community engagement, which could in the development.	roughout the local						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c						
17 Education	South C	raven Scho	ool in C	ross Hil	ls, is ap	oproxim chool a	hool, is 475m south of the site. The nearest sec nately 4km south west of the site. The University re 4.4km and 4.8km south east of the site, resp	Academy ectively.						
		+	Р	LT	IR		SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
18 Employment	Residents would have good access to employment opportunities in the centre of Silsden, including the Keighley Road Employment Zone. For a more expansive and diverse range of employment opportunities residents may need to travel 6km south-east to Keighley, which is easily accessible by public transport.													
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
The construction and occupation of new homes could have a minor beneficial impact on the local econor as by increasing footfall in Silsden, increasing demand for local goods and services and enhancing the potential employees for local businesses.														

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SI/008, Woodside Road	5.56	Vacant field bordered by trees and hedgerow	Greenfield	146 dwellings	Preferred Option: SI3/H

Summary of assessment for SI/008:

The site could deliver a major positive effect for residents on the health SA Objective as a result of being within the target distances for all necessary health facilities.

Minor positive effects were predicted for all other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, education facilities and employment areas.

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. The site is adjacent to the Leeds Liverpool Canal Conservation Area, the setting of which could be adversely affected by the development, and to the Leeds and Liverpool Canal, meaning very careful consideration is required around protecting water quality.

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancingLocal Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
Buildings	Site is g	reenfield. A	ALC gra	ade at th	ne site i	s Grade	e 3, which could include BMV soils. Site does n	ot coincide with an				
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change 							a low risk of surface water flooding. However,	development could				
resilience	lead to a	an increase	in imp	ermeab			mpared to current levels.	Fo. Fo.				
5 Water	Tho Loo	de and Liv	ornool	Capalia	IR	M ont to th	SP9, EN1, EN2, EN7, EN9 e site's southern perimeter. Development here	5a – 5e				
resources							lopment at the site would be expected to result					
100001000							relation to existing levels.					
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	at the sit adverse The site the site I identified	te and redu ly affected falls within level and c	uce loca by new a a SSS onsulta onsulta	al ecology develogy Il Impac ation with	gical co pment ct Risk 2 h Natur	nnectiv here su Zone. F al Engla	sity value. New development here could reduce ity. Site contains TPO woodland and TPO tree ch as through a direct loss of trees or impacts urther consideration of the likely risks should be and undertaken if necessary. The HRA Screen uth Pennine Moors SPA/SAC are triggered and	s, which could be on root zones. e undertaken at ing process has				
		-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National greenfie would th existing	Parks or A ld that con erefore be residential	AONBs tains G likely t built fo	. However I element to adversorm, which	er, resints of posely alto check would be seen to be se	dential otential er the lo ld help	a discernible effect on any landscape designat development at this site would result in the lose by high visual amenity, including trees and hede ocal townscape and landscape character. The sto limit the magnitude for potential effects, but all townscape cannot be ruled out.	s of open gerows, and it site is adjacent to				
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	Leeds L		anal Co	nservat	ion Are	a, the s	ve a discernible effect on a Listed Building. Site etting of which could be adversely affected as					
		-	P	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	homes v		xpected	d to resu	ult in a r	ninor in						
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	Site is within 400m of bus stops on Woodside Road, which have frequent services. The nearest railway station, Steeton & Silsden, is 1.2km south east. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.											
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancingLocal Plan policies	Mitigation code(s)					
							vards satisfying Bradford's housing needs, dep						
	meet the	minimum	criteria	of polic	ies HO	4 and F	in line with the Local Plan policies. The develor HO5 (10 or more homes, or an area of more that hable houses to reflect local need.						
12	Specify a	+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02	12a					
Accessible services		rest area c		ervices	and am		is 600m east along Kirkgate, Briggate, Bridge						
	,	+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	interaction		the de	velopme	ent beir	ng of a s							
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure							o a range of culture and leisure opportunities in of Silsden.	cluding pubs,					
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new dev	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.											
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	east of a Resident countrys	general h is at the si ide with op	ospital te woul portun	Airedal d have ities for	e Gene exceller outdoo	eral Hos nt acces r exerci	medical centre, Silsden Group Practice. The single in pital. It is to a diverse range of semi-natural habitats the seminand community engagement, which could in the development.	hroughout the local					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17 Education	school, S	South Crav	en Sch	nool in C	ross H	ills, is a	chool, is 670m north-east of the site. The near pproximately 3km south west of the site. The U re 4km and 4.5km, respectively, to the south e	Iniversity Academy					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	Road En	nployment	Zone.	For a m	ore exp	ansive	ent opportunities in the centre of Silsden, inclu- and diverse range of employment opportunitie ich is easily accessible by public transport.						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	as by inc	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing footfall in Silsden, increasing demand for local goods and services and enhancing the pool of potential employees for local businesses.											

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SI/013, Sykes Lane	5.52	Site comprised of several fields delineated by hedgerow. Eastern portion of the site appears to have been in previous agricultural use, with some small buildings present.	Predominantly greenfield	145 dwellings	Preferred Option: SI4/H

Summary of assessment for SI/013:

The site could deliver a major positive effect for residents on the health SA Objective as a result of being within the target distances for all necessary health facilities.

A major adverse effect arises for the climate change resilience SA objective due to the site falling partially within the active flood zones FZ2 and FZ3. More detailed flood risk assessments would likely be required for the site. In addition, a major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, and education facilities.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a predominantly greenfield site containing hedgerows and trees. The site is adjacent to the Leeds Liverpool Canal Conservation Area, the setting of which could be adversely affected by the development, and to the Leeds and Liverpool Canal, meaning very careful consideration is required around protecting water quality.

		Effect on f	A Obi-	-45							
		Effect on SA Objective									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
3 Land & Buildings	Site is predominantly greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a sand and gravel MSA. Any existing buildings within the site may present opportunities for reusing structures or construction materials.										
4 Climate			Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	The majority of the site is located in FZ1; however, part of the site falls within FZ2 and FZ3. A limited extent of the site is at a low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.										
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	The Leeds and Liverpool Canal is adjacent to the Site's northern perimeter. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.										
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	developr The site the site I identified	Site is greenfield and contains hedgerows and trees, and so it is likely of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.									
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National that cont be likely residenti	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees and hedgerow, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.									
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	Development at the site would be unlikely to have a discernible effect on a Listed Building. Site is adjacent to the Leeds Liverpool Canal Conservation Area, the setting of which could be adversely affected as a result of new development on this open greenfield site.										
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality							ase air pollution at the site in relation to existing the associated transport movements and hous				

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	Steeton	Site is within 400m of bus stops on Keighley Road, which have frequent services. The nearest railway station, Steeton & Silsden, is 1km south. Pedestrian and bicycle access to the site would need to be considered when providing road access.											
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types an meet the	d tenures minimum	of the h criteria	ousing of polic	provide cies HO	d being 4 and h	wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develon HO5 (10 or more homes, or an area of more that houses to reflect local need.	opment would					
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
Accessible							appears to be 500m north-east along Kirkgate	, which is within					
services	Silsden	Local Cent	re, the	maın re LT	tain and	d servic	e area of the town. SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	interaction	ıld situate r	new res	sidents v	within a ent beir	n existi	ng community, encouraging participation and c scale that may put pressure on local services a	ommunity					
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	restaura	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and a library in the centre of Silsden. The site is adjacent to Silsden Association Football Club and Silsden Cricket Club.											
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new dev	where ther	e are c could p	urrently otentiall	none, y enhai	and so	would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na ne.	l out. However,					
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	east of a Residen countrys	a general h ts at the si ide with op	ospital, te woul portun	Airedal d have ities for	e Gene excelle outdoo	eral Hos nt acces r exerc	medical centre, Silsden Group Practice. The singular control of the singular c	nroughout the local					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17 Education	schools,	South Cra	ven Sc	hool, U	niversity to the s	y Acade	nior, is 662m north-east of the site. The neares emy Keighley and The Holy Family Catholic Sc ast of the site, respectively.	hool, are 3km to					
18 Employment	Road Er opportur transpor	nployment nities reside	Zone vents ma t, it is u	vhich is ay need ncertain	adjace to trave the ex	nt to the el 6km : tent to v	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ent opportunities in the centre of Silsden, include site. For a more expansive and diverse range south-east to Keighley, which is easily accessibly which the loss of agricultural land could impact	of employment ble by public					
19 Economy	as by ind	creasing fo	otfall in s for lo	Silsder	n, increa nesses	asing d . Howe	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the loc emand for local goods and services and enhan ver, it is uncertain the extent to which the loss of	cing the pool of					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SI/020, Keighley Road	4.51	Vacant plot of a mix of hardstanding and greenfield.	Mix	156 dwellings	Preferred Option (Commitment) SI5/HC

Summary of assessment for SI/020:

The site could deliver a major positive effect for residents on the health SA Objective as a result of being within the target distances for all necessary health facilities.

A major adverse effect arises for the climate change resilience SA objective due to the site falling almost entirely within the active flood zones FZ2 and FZ3, and containing limited areas at high risk of surface water flooding. More detailed flood risk assessments would likely be required for the site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, education facilities and employment areas.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a partially greenfield site containing hedgerows and trees. The site is adjacent to both the Silden and Leeds Liverpool Canal Conservation Areas, the settings of which could be adversely affected by the development, and to the Leeds and Liverpool Canal. Additionally, the site is 20m west of Silsden Beck and the construction and occupation of this site could impact the water quality here.

		Effect on S	SA Obje	ctive						
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies Mitigation of			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e		
Buildings		mix of grees s with a sa				3rade a	t the site is Grade 3, which could include BM\	/ soils. Site		
			Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
4 Climate change resilience	Site falls almost entirely within FZ2 and FZ3. Site is predominantly at low risk of surface water flooding with a few limited areas of medium to high risk. Given the size of the site in relation to this, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.									
E \\/-+		-	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources	Site does not coincide with a GSPZ. The site is approximately 20m west of Silsden Beck at its closest point									
	,		Р	LT	ΙŔ	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	biodivers The site the site I	some biodiversity value. New development he logical connectivity. rther consideration of the likely risks should be nd undertaken if necessary. The HRA Screen th Pennine Moors SPA/SAC are triggered and	e undertaken at ing process has							
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is partially PDL. Some areas of the site appear to be in a disused or derelict condition and so there could potentially be opportunities for enhancing the local character through new development of a high quality design and incorporating new GI elements, as required by various Local Plan									
	minor ac	-	P	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage		nent at this			ins both	the Sil	sden and Leeds Liverpool Canal Conservatio would be likely to adversely alter the setting	n Areas. New		
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
9 Air quality	homes v		<pre><pre><pre><pre><pre><pre><pre><pre></pre></pre></pre></pre></pre></pre></pre></pre>	to resul	lt in a m	inor inc	t on an AQMA or CAZ. The construction and rease in air pollution in relation to existing level.			

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence beacos Duration Duration Certainty		Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)						
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	Site is within 400m of bus stops on Keighley Road, which have frequent services. The nearest railway station Steeton & Silsden, is 950m south. Pedestrian and bicycle access of the site is good, although there is a lack of designated cycle paths in the local area.												
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types an meet the	d tenures of minimum	of the h criteria	ousing polici	rovided es HO4	being and H	ards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo O5 (10 or more homes, or an area of more tha ole houses to reflect local need.	pment would					
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
Accessible services		rest area o area of re					s 450m north along Kirkgate, which is within th n.	e Local Centre,					
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	interaction		the de	velopme	nt being	of a so	g community, encouraging participation and co cale that may put pressure on local services ar ce.						
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	restaura	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and a library in the centre of Silsden. The site is adjacent to Silsden Association Football Club and Silsden Cricket Club.											
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new dev	where ther	e are c	urrently otentially	none, a	nd so a	would introduce new potential targets and victir in increase in crime at the site cannot be ruled munity cohesion and wellbeing, or increase na e.	out. However,					
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	east of a Resident countrys	general he ts at the sit ide with op	ospital, te woul portun	Airedaled d have ed ities for d	e Genera excellent outdoor	al Hosp access exercis	nedical centre, Silsden Group Practice. The situital. Is to a diverse range of semi-natural habitats the and community engagement, which could in a development.	roughout the local					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17 Education	South C	raven Scho	ool in C	ross Hill	s which	is appr	ool, is 570m north of the site. The nearest sec oximately 3km south west of the site. The University e 3.6km and 3.9km to the south-east of the site	versity Academy					
	D	+	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	Road En	nployment nities reside	Zone v	vhich the	site is	adjacer	nt opportunities in the centre of Silsden, includent to. For a more expansive and diverse range south-east to Keighley, which is easily access	of employment					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	as by inc		otfall in	Silsden	, increas		ould have a minor beneficial impact on the loc mand for local goods and services and enhand	al economy, such					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status	
SI/023, Aire View Infants School,	0.40	Primary school	5 (1)	04 1 11	Preferred Option:	
Elliot Street	0.49	grounds	Brownfield	21 dwellings	SI6/H	

Summary of assessment for SI/023:

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor adverse effects have been predicted for air quality and water resources SA Objectives, as has been done for most sites. The site is well situated in terms of providing residents with good access to key services, facilities, and amenities, with particularly good access to health facilities. It is unclear if development at the site would deliver an enhancement to the setting of the nearby Conservation Area.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)			
		+	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d			
3 Land & Buildings	SI/023 is a brownfield site and would constitute an efficient use of land. It is unknown if the existing buildings on-site could be re-used but they would likely be a source of some materials of some use. ALC Grade at the site is Grade 3 and so it potentially contains BMV soils, although the site is now made ground. As the site is within the centre of a built-up area and has been long developed as a school, it is considered unlikely that there could be any BMV soils present. Site does not coincide with an MSA.										
4 Climate change	SI/023 is	+ s in Flood 2	P Zone 1	LT and is n	R Not at ris	M K of su	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7 rface water flooding.	4a - 4e			
resilience		_	P	l it	IR	М	SP9, EN1, EN2, EN7, EN9	5a - 5e			
5 Water resources					water b	odies a	are within, adjacent to or within 100m of the site increase in water consumption.				
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity											
7 Landscape		+	T	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
& townscape		ment at SI/ eping with					to improve the impact of the site on the local c	haracter and would			
		+/-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	SI/023 is opposite the Leeds Liverpool Canal Conservation Area so development at the site could potentially alter its setting. The existing school building at the site likely makes a positive contribution to the setting of the Conservation Area, although depending on implementation new development here could improve this further, such as due to the implementation of GI elements.										
		+/-	P	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c			
9 Air quality	Development at the site would not be expected to have a discernible impact on and AQMA or CAZ. The										
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	bus stop		uent se	ervices.	Site is h	nighly a	lway Station, which has frequent services. Site ccessible for pedestrians and generally access				
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
		could mak types as re					n towards satisfying Bradford's housing needs,	including a mix of			
12 Accessible		+	Р	LT	İR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
services							services and amenities, being within a 10 minu, Bolton Road and Bridge Street in Silsden Loc				
		+	Р	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)					
13 Social cohesion	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.												
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	that varie	Site provides residents with good access to cultural and leisure areas, being within a 10 minute or 500m walk of that varied array of cultural and leisure spaces along Kirkgate, Briggate, Bolton Road and Bridge Street in the Silsden Local Centre.											
		+	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	Development at SI/023 would replace school buildings with high-quality and secure development, and pote improve pride in the local area. If the site were to not be allocated and redeveloped, the school buildings of potentially become derelict and exacerbate local crime rates.												
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	The site is no more than 400m and a 5 minute walk of Silsden Health Centre. Airedale General Hospital is just over 2km south-west. Residents at the site would have excellent access to outdoor exercise opportunities, including Silsden Association Football Club, Silsden Park, several golf clubs, and the countryside, including via the local PRoW network.												
		+	Р	LT	IR	М	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
17 Education	due for o being wi Keighley public tra	completion thin 800m. and Holy	in 202 Acces Family is likely	1. Resides to a second to the contract of the	dents at econda c Schoo ost resid	the site ry schoo of being dents he		ry school building, niversity Academy ch is accessible by					
		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	Keighley	Residents would have good access to employment opportunities in the centre of Silsden as well as within the Keighley Road Employment Zone. For a more expansive and diverse range of employment opportunities residents may need to travel 4km south-east to Keighley, which is easily accessible by public transport.											
		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	providing improve	New residents at the site would likely provide a minor boost to the local economy, increasing footfall in the centre, providing new customers to local businesses, and also increasing the local pool of potential employees. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment.											

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SI/024, Hothfield Junior School,	0.10	Primary school	5 (1)	00 1 11	Preferred
Norton Street	0.52	grounds	Brownfield	22 dwellings	Option: SI7/H

Summary of assessment for SI/024:

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor adverse effects have been predicted for air quality and water resources SA Objectives, as has been done for most sites. The site is well situated in terms of providing residents with good access to key services, facilities, and amenities, with particularly good access to health facilities. It is unclear if development at the site would deliver an enhancement to the setting of the nearby Conservation Area.

		Effect on S	SA Obje	ctive										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)						
		+	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d						
3 Land & Buildings	SI/024 is a brownfield site and would constitute an efficient use of land. It is unknown if the existing buildings on- site could be re-used but they would likely be a source of some materials of some use. ALC Grade at the site is Grade 3 and so it potentially contains BMV soils, although the site is now made ground. As the site is within the centre of a built-up area and has been long developed as a school, it is considered unlikely that there could be any BMV soils present. Site does not coincide with an MSA.													
		•	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e						
4 Climate							of the site is considered to be at risk of surface							
change							ugh it is expected that areas of high risk could							
resilience					owever,	it is un	clear how this might be achieved as the flood ri	isk is not confined						
	to a disc	rete area c					L 000 514 510 515 510	T						
5 Water		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a - 5e						
resources							are within, adjacent to or within 100m of the site	Э.						
	Develop	ment would					increase in water consumption.	C- Ch						
	Danielan		P (00.4 · · ·	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h						
6 Biodiversity		Development at SI/024 would present an opportunity to enhance the biodiversity value of the site, and to improve local ecological connectivity.												
& geodiversity					idontifi	ad that	likely significant effects on the South Pennine N	Moore SDA/SAC						
		ered and the						VIOUIS SPA/SAC						
	are myy	+	T T	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b						
7 Landscape	Develop		/024 w				to improve the impact of the site on the local c							
& townscape		eping with					to improve the impact of the site of the local c	maracter and would						
8 Cultural	DO III NO	O O	P	IT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b						
heritage	Develop	ment at SI		ould be			e a discernible effect on any heritage asset or l							
go	Bovolop	+/-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c						
	Develop													
IO A: I''		Development at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site would be expected to result in a minor increase in air												
9 Air quality		pollution in relation to existing levels due to pollution associated with homes and transport movements, although												
	this is so	mewhat u	ncertai	n as it is	s unclea	ar if ther	e would be a net reduction in traffic movement	s and associated						
	pollution	due to the	closu	re of the	school	buildin	gs at this location.							
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d						
10 Transport							ilway Station, which has frequent services. Site							
							ccessible for pedestrians and generally access	sible for cyclists,						
	although	there is a	lack of	f local cy	ycling p	aths.	T	1						
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a						
rodoning							n towards satisfying Bradford's housing needs,	, including a mix of						
	housing	types as re	equirec	by CSI	PR polic	cies.	T	1						
12 Accessible		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a						
services							services and amenities, being within a 10 minu							
	services		ities al				, Bolton Road and Bridge Street in the Silsden							
40.0		+	<u> </u>	LT LT	IR	<u>М.</u>	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a						
13 Social							ents within an existing community, encouraging							
cohesion							being of a scale that may put pressure on local	ii services and						
	racilities	or could a	iter the	local se	ense of	commu	nity and place.							

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)					
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	that vari	Site provides residents with good access to cultural and leisure areas, being within a 10 minute or 500m walk of hat varied array of cultural and leisure spaces along Kirkgate, Briggate, Bolton Road and Bridge Street in the centre of Silsden.											
		+	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe &							ildings with high-quality and secure developme						
secure							o not be allocated and redeveloped, the school crime rates.	buildings could					
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	The site is no more than 350m and a 5 minute walk of Silsden Health Centre. Airedale General Hospital is just over 2km south-west. Residents at the site would have excellent access to outdoor exercise opportunities, including Silsden Association Football Club, Silsden Park, several golf clubs, and the countryside, including via the local PRoW network.												
17 Education	the local PRoW network. + P LT IR M SP6, SP14, SP16, EC3, DS5, CO2 17a, 17b SI/024 is currently a school building. This is due to close with a new school building being built near Silsden Park, due for completion in 2021. Residents at the site would have excellent access to the new primary school building, being within 800m. Access to a secondary school is more limited, the nearest in the District, University Academy Keighley and Holy Family Catholic School being around 4km to the south east in Keighley, which is accessible by public transport. It is likely that most residents here could utilise the South Craven Secondary School in Cross Hills, North Yorkshire, which is approximately 3km away.												
		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	Residents would have good access to employment opportunities in the centre of Silsden as well as the Keighley Road Employment Zone. For a more expansive and diverse range of employment opportunities residents may need to travel 4km south-east to Keighley, which is easily accessible by public transport.												
19 Economy	providing improve	g new cust	omers built e	to local nvironm	busines ent cou	ses, ar	SP6, SP14, SP16, EC1, EC2, EC3, EC4 minor boost to the local economy, increasing for also increasing the local pool of potential em to an improved attractiveness to the area, which	ployees. An					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SI/027, Dradishaw	0.21	Small plot of open			Preferred Option:
Road		green space	Greenfield	7 dwellings	SI8/H

Summary of assessment for SI/027:

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

The site is on greenfield and could potentially result in minor adverse effects on natural environment themed SA Objectives. The site is outside the target distance of schools, but provides generally good access to all other key services and amenities, including bus links, jobs, and shops with particularly good access to health facilities.

		Effect on S	SA Object	tive					
SA Objective	Baseline trend Score of effect	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)	
		-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d	
3 Land & Buildings	SI/027 is a small greenfield site and so would not constitute an efficient use of land. The site is on Grade 3 land and so it could potentially contain BMV soils. However, as the site is within the centre of an urban area and was once occupied by garages (now long demolished), it is considered unlikely that there could be any BMV soils present despite being Greenfield. The site is not within an MSA.								
1 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e	
change							ce water flooding. However, development co	uld lead to an	
resilience	increase	in imperm		urfaces,	compare	ed to cu	irrent levels.		
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a - 5e	
esources							within, adjacent to or within 100m of the site. crease in water consumption.		
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
6 Biodiversity & geodiversity	Development at this site would likely reduce the small greenfield site's biodiversity value and could risk har								
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape	Development at SI/027 would result in the loss of a small area of open space and green infrastructure, which								
& townscape		versely im of existing				e chara	cter, although the residential development her	re would be within	
3 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None	
neritage	Develop	ment at SI	/027 wou	uld be ur	nlikely to	have a	a discernible effect on any heritage asset or h	istoric area.	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c	
Air quality	Development at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.								
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	Site is 1.7km north of Steeton & Silsden Railway Station, which has frequent services. Site has excellent access to bus stops, with frequent services, just outside the site along Skipton Road. The site is highly accessible for pedestrians and generally accessible for cyclists, although there is a lack of local cycling paths.								
44.11		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing		The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by CSPR policies.							
	nousing	+	P	LT	IR	M M	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
12 Accessible	Site prov	ides resid					ervices and amenities, being within a 10 minut		
services							solton Road and Bridge Street in the Silsden L		
		+	Р	LT	IR	M M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion		ment at the			ate new	residen	ts within an existing community, encouraging eing of a scale that may put pressure on local	participation and	
							y and place.		
44.0.1		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
14 Culture & leisure	that varie		cultural				al and leisure areas, being within a 10 minute ng Kirkgate, Briggate, Bolton Road and Bridge		

SA Objective		Effect on SA Objective							
		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)	
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
Residential development at SI/027 would introduce new potential targets and victir there are currently none, and so an increase in crime at the site cannot be ruled or could potentially enhance community cohesion and wellbeing, or increase natural to combat the local risk of crime.							me at the site cannot be ruled out. However, i	new development	
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	Site is no more than 400m and a 5 minute walk north of Silsden Health Centre. Airedale General Hospital is just over 2km south-west. Residents at the site would have excellent access to outdoor exercise opportunities, including Silsden Association Football Club, Silsden Park, several golf clubs, and the countryside, including via the local PRoW network.								
		-	Р	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
17 Education	The nearest primary school would be the new school being built near Silsden Park, approximately 1.2km east. Silsden Primary School is approximately 1.1km to the east of the site. Access to a secondary school at the site is also limited, the nearest in Bradford district, University Academy Keighley and Holy Family Catholic School being around 4.5km to the south east in Keighley, which is accessible by public transport. It is likely that most residents here could utilise the South Craven Secondary School in Crosshills, North Yorkshire, which is approximately 3km away.								
		+	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	Residents would have good access to employment opportunities in the centre of Silsden as well as the Road Employment Zone. For a more expansive and diverse range of employment opportunities residence need to travel 4km south-east to Keighley, which is easily accessible by public transport.								
		+	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	providing improve	g new cust	omers to built en	o local be ovironme	usinesse ent could	s, and	nor boost to the local economy, increasing for also increasing the local pool of potential empto an improved attractiveness to the area, which	oloyees. An	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM76, Hainsworth	11.3	Agricultural fields			
Road		delineated by trees and hedgerows	Greenfield, Green Belt	Employment	PO Reserve

Summary of assessment for EM76:

The site has been proposed for employment development, which would be likely to deliver a major boost to the range of local employment opportunities at this location whilst also providing a boost to the local economy. A major positive score has therefore been predicted for the employment and economy themed SA Objectives.

Minor positive effects were predicted for other socio-economic themed SA Objectives due to the additional benefits of a new employment site, such as the potential for increasing the local offering of services and amenities and opportunities to learn new skills.

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site containing TPO trees. The site is adjacent to the Leeds Liverpool Canal Conservation Area, the setting of which could be adversely affected, and to the Leeds and Liverpool Canal, so careful consideration would be needed regarding the preservation of the water quality during construction and occupation. Additionally, easy access to public and active travel opportunities from the site is somewhat limited.

		Effect on SA Objective									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)			
3 Land &			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d			
Buildings	Site is greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site does not coincide with an MSA.										
4 Olimente		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
4 Climate change resilience	The south corner of the site overlaps with land in FZ2 and FZ3. Site has a limited extent of land at a low, medium and high risk of surface water flooding. Given the size of the site in relation to this, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.										
		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	The Leeds and Liverpool Canal is adjacent to the Site's northern perimeter and a small unnamed stream is adjacent to the site's south-west perimeter. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.										
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	Site is greenfield and contains hedgerow and trees, and so is likely to be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Seven TPO trees are within the site. The Hainsworth Hedges LWS also runs through the site. New development could adversely affect the trees, such as through a direct loss of impacts on roots, as well as the LWS. The site falls within the Impact Risk Zones for South Pennine Moors SAC/SPA/SSSI. Depending on the scale and type of employment development here, consultation with Natural England may be required as part of any planning application in order to ensure no adverse effects on the SAC/SPA/SSSI.										
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National Green B it would existing minor ad	Parks or A elt land tha therefore b residential	AONBs. at contai be likely built for ct on the	Howeve ns GI ele to adver m, which	r, new d ements o sely alte n would l	eveloprof poter the lo help to	discernible effect on any landscape designat ment at this site could result in the loss of opentially high visual amenity, including trees and landscape character. The limit the magnitude for potential effects, but a swnscape cannot be ruled out. This is particular.	en greenfield and d hedgerows, and e site is adjacent to at this stage a			
	J	-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	Leeds Li	Development at the site would be unlikely to have a discernible effect on a Listed Building. Site is adjacent to the Leeds Liverpool Canal Conservation Area, the setting of which could be adversely affected as a result of new development on this open greenfield site.									
		-	P	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new business premises and the transport movements and pollution associated with these businesses.										
10 Transport		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			

		Effect on SA Objective								
SA Objective	1 1 1	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)		
	The nearest bus stops are around 650m away along Keighley Road, and have frequents services. The nearest railway station, Steeton & Silsden, is 1.1km south west. Pedestrian and bicycle access to the site would need to be improved.									
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None		
	Site is allocated for employment and therefore will not provide a contribution towards Bradford's housing needs.									
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
services		ision of ne and amen		oyment o	developr	ment he	ere could potentially help to enhance the local	offering of key		
12 Coolel		0	n/a	n/a	n/a	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	None		
13 Social cohesion		This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.								
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None		
leisure		Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.								
	Ŭ	+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	crime at	The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local								
40 Haalth		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None		
16 Health	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.									
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
Education	Site wou	ıld provide	new em	ploymer	nt land th		rs skills learning opportunities for local people	and employees.		
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment		The proposed development would provide new employment opportunities in Silsden. However, it is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local								
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	The proposed development would deliver 1ha+ of new employment space that would contribute towards the long term success of Bradford's economy. Due to the site's location, the proposed development could also provide a significant boost to the vitality of Silsden's centre. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SI/003, Brown Bank Lane	21.05	Mixed. Fields with a road and some buildings	Greenfield	553 dwellings	Alternative

Summary of assessment for SI/003:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land._
Minor positive effects were predicted for all socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, education facilities and employment areas.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site which contains a small area of TPO woodland. The site is in close proximity to two Grade II Listed Buildings and adjoins a Conservation Area and therefore the setting of these heritage assets may be adversely affected by the development.

Significant (major beneficially) effects on the house SA Objective are expected duet to the development providing 535 additional dwellings.

		Effect on S	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings							gs within the site may present opportunities princide with an MSA.	for reusing
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience							t a low risk of surface water flooding. Howev	ver, development
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	the deve	elopment a	t this site	e. Site is	not with	in a GSF	t is 350m west of the site. These are unlikely PZ. Development at the site would be expect in relation to existing levels.	
6		-	Р	LŤ	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	cluster o	of TPO tree uce local e	s within cologica	the site I	boundar tivity. TP	y. New d O wood	ve some biodiversity value. There is TPO w levelopment here could reduce biodiversity land and TPO's within the site boundary cou impacts on root zones.	value at the site
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National greenfie likely to built forn	Parks or A Id that con adversely	AONBs. tains GI alter the ould help	However elements local tow to limit	r, resider s of pote vnscape the mag	ntial devo entially hi and land gnitude fo	scernible effect on any landscape designation elopment at this site would result in the loss gh visual amenity, including trees, and it wordscape character. The site is adjacent to exit or potential effects, but at this stage a minor out.	of open uld therefore be sting residential
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Conserv it is cons	ation Area	. Site is be likely	within 10 that dev	00m of tw elopmen	vo Grade It at the s		existing built form,
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes v		xpected	to result	in a min	or increa	n an AQMA or CAZ. The construction and o ase in air pollution in relation to existing leve	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Steeton		is 2km s	south we	st. Site i		ich have frequent services. The nearest rail ccessible for pedestrians and cyclists, althou	
11 Housing		++	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

		Effect on	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	dependir developr	ng on the t ment would	ypes and d meet th	d tenure: ne minim	s of the hour in the firm of t	nousing pria of po	wellings) towards satisfying Bradford's hous provided being in line with the Local Plan po licies HO4 and HO5 (10 or more homes, or ix and affordable houses to reflect local nee	olicies. The an area of more
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services		ts at the si 700m wes			od acce	ss to a r	ange of services and amenities available in	the centre of
13 Social cohesion	interaction could alt Site is ac	on, without er the loca djacent to	the dev I sense A6034 B	elopmer of comm solton Ro	nt being on nunity and nad, which	of a scaled place. It has the	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 community, encouraging participation and coe that may put pressure on local services and e potential to impact on the quality of life of sual disturbances.	d facilities or
	a result (+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	restaura	nts, church	nes and	a library	in the ce	entre of S	ange of culture and leisure opportunities inc bilsden. There is an excellent range of outdo artha Wood 400m east and Silsden Golf Clu	or leisure
	tric oitc.	+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are cu could po	irrently n tentially	one, and enhance	d so an ii commu	Id introduce new potential targets and victin ncrease in crime at the site cannot be ruled nity cohesion and wellbeing, or increase na	out. However,
	4.14.00	+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	Airedale Resident countrys	General H ts at the si ide with op	lospital. te would pportunit	have ex	cellent a	access to xercise a	n Clinic. The site is 3km north-east of a general adverse range of semi-natural habitats the community engagement, which could improve the could improve the could improve the could improve the could improve the could improve the could improve the could improve the could improve the could improve the could improve the could improve the could improve the could improve the could improve the could be considered in the could be	roughout the local
17		+	Р.	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education		rest prima ty Academ		ey 3.6kn	n south v	vest of th		
18 Employment	Road En	nployment	Zone (7	00m รอเ	ıth- west	oyment of the si	SP6, SP14, SP16, EC1, EC2, EC3, EC4 opportunities in the centre of Silsden, includ te). For a more expansive and diverse rang to Keighley, which is easily accessible by	e of employment public transport.
19 Economy	as by inc		otfall in	Silsden,	increasir		SP6, SP14, SP16, EC1, EC2, EC3, EC4 d have a minor beneficial impact on the locand for local goods and services and enhance	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SI/004, Bolton Road / Brown					
Bank Lane	5.89	Vacant field	Greenfield	177 dwellings	Alternative

Summary of assessment for SI/004:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor positive effects were predicted for all socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, education facilities and employment areas.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site which contains several small areas of TPO woodland and TPO trees. The site is in close proximity to four Grade II Listed Buildings, the setting of one may be adversely affected by the development due to the topography.

Additionally, a small, unnamed stream falls within the site perimeter, the water quality of which could be impacted by the construction and occupation of this site.

		Effect on S	SA Object	tive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e	
Buildings	Site is gr	reenfield. S	Site does	not coir	ncide wit	h an MS			
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
resilience							t a low risk of surface water flooding. Howev	er, development	
resilience	could lea	ad to an inc			<u>eable su</u>	urfaces,	compared to current levels.		
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources	Site is no		GSPZ. [Developr	nent at tl	he site w	dary. Development here could pose a risk to rould be expected to result in a minor increat rels.		
6		-	Р	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
Biodiversity &	at the sit	e and redu	ice local	ecologic	cal conne	liversity vectivity.	value. New development here could reduce There are small sections of the site that con	tain TPO	
geodiversity	woodlan	d and TPC					sely affected by development through impac		
7 Landscape & townscape	National greenfiel likely to built forn	Parks or A Id that con adversely	AONBs. tains GI alter the ould help	However elements local tow o to limit	r, resider s of pote vnscape the mag	ntial deventially hi and land nitude fo	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designation and landscape designation and landscape designation and landscape and it works are character. The site is adjacent to exist a potential effects, but at this stage a minor out.	of open uld therefore be sting residential	
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	120m of consider	four Grade ed to be lil Listed 'To	e II Liste kely that	d Buildin develop	igs. Give ment at	tion Area on the top the site of	a and 200m east of Silsden Conservation Are cography and the presence of existing built could only feasibly have potential adverse eff replacing open greenfield, on land sloping	rea. Site is within form, it is ffects on the	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	
9 Air quality	homes v		xpected	to result	in a min	or increa	n an AQMA or CAZ. The construction and o use in air pollution in relation to existing leve		
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	Steeton		is 2.2km	n south v	vest. Site	e is very	ich have frequent services. The nearest rail accessible for pedestrians and cyclists, alth		
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	Site coul	d make a	minor po	sitive co	ntributio	n toward	ls satisfying Bradford's housing needs, dep	ending on the
	types an	d tenures	of the ho	ousing pr	ovided b	eing in I	ine with the Local Plan policies. The develo	pment would
							(10 or more homes, or an area of more that	n 0.5ha), that
40	specify a	ispects su	cn as no	using mi	x and af	rordable I	houses to reflect local need.	1
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services	The near	rest area c	l of kev se	rvices ar	l nd amen	ities is 5	50m south-west at Bridge Street.	
301 11003	THETICAL	+/-	P P	I T	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site wou						ommunity, encouraging participation and co	
13 Social							e that may put pressure on local services a	
cohesion	could alt	er the loca	l sense	of comm	unity and	d place.		
							e potential to impact on the quality of life of	new residents as
	a result of	of exposur	e to air p	ollution	and nois	e and vi	sual disturbances.	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							ange of culture and leisure opportunities inc	cluding pubs,
	restaura	nts, church				ntre of S		
		+/-	Р	LT	IR	l I	SP1, SP3, SP4, SP16, HO9, DS5, CO2	l 15a
	T.		<u> </u>			_		
	location new dev	where the	re are cu could po	irrently n tentially	new hor one, and enhance	d so an ii commu	Id introduce new potential targets and victin ncrease in crime at the site cannot be ruled nity cohesion and wellbeing, or increase na	ms of crime at a out. However,
15 Safe & secure	location new dev	where the	re are cu could po	irrently n tentially	new hor one, and enhance	d so an ii commu	ld introduce new potential targets and victin acrease in crime at the site cannot be ruled	ms of crime at a out. However,
secure	Site is 60 Airedale Resident countrys	where the elopment of ould help to + 00m east of General H ts at the si ide with op	re are cu could po to comba P of the nealospital. te would oportunit	at the local LT arest GF have existed the local LT arest GF	new hor one, and enhance cal risk of IR surgery cellent a	d so an in commu f crime. H y, Silsder access to xercise a	old introduce new potential targets and victing crease in crime at the site cannot be ruled nity cohesion and wellbeing, or increase native cohesion and wellbeing, or increase native cohesion and wellbeing, or increase native cohesion and wellbeing, or increase native cohesion and wellbeing, or increase native cohesion cohesi	ms of crime at a out. However, stural surveillance, 16a, 16b eneral hospital, aroughout the loca
	Site is 60 Airedale Resident countrys physical	where the elopment of ould help to + 00m east of General H ts at the si ide with op and mental	re are concould porto combar porto the new dospital. te would portunital health p	trently not tentially at the local LT arest GF have exist for or the rest LT	new horone, and enhance al risk of IR surgery cellent autdoor exesidents IR	d so an in commu f crime. H r, Silsder access to xercise a of the d	or a diverse range of semi-natural habitats that community engagement, which could in specific process.	ms of crime at a out. However, itural surveillance, 16a, 16b eneral hospital, iroughout the local aprove both
16 Health	Site is 60 Airedale Resident countrys physical The near South Ci	where their elopment of could help to the could	re are concould porto combator porto the new dospital. the would proportunital health proposed in Crossian concould be concould be concounted by the concounter of the concoun	at the local LT arest GF have exies for or the ross Hills	new horone, and enhance al risk of IR surgery cellent autdoor exesidents IR r Priman, is appro	d so an in a communication of crime. H The communication of crime of the department of the departmen	or a diverse range of semi-natural habitats than community engagement, which could in evelopment.	ms of crime at a out. However, itural surveillance, 16a, 16b eneral hospital, iroughout the loca inprove both 17a – 17c condary school, ity Academy
16 Health	Site is 60 Airedale Resident countrys physical The near South Ci Keighley	where their elopment of ould help to ould he	re are could po to combate portunital health Pry school in Credolp P	arrently notentially at the local LT arest GF have exies for or for the rule LT I, Silsder oss Hills lily Cathol LT	new hor one, and enhance al risk of IR surgery cellent a utdoor exesidents IR n Priman, is approblic Scholic Scholic	d so an in a community of crime. H The community of crime. H The community of crime. H The community of crime of the distribution of the dis	Id introduce new potential targets and victin increase in crime at the site cannot be ruled nity cohesion and wellbeing, or increase na SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5 in Clinic. The site is 3.3km north-east of a get a diverse range of semi-natural habitats the and community engagement, which could in evelopment. SP6, SP14, SP16, EC3, DS5, C02 , is 130m south of the site. The nearest sect y 3.5km south west of the site. The Universe community engagement of the site, respectively SP6, SP14, SP16, EC1, EC2, EC3, EC4	ms of crime at a out. However, itural surveillance, 16a, 16b eneral hospital, iroughout the local inprove both 17a – 17c condary school, ity Academy stively. 18a, 18b
16 Health 17 Education	Site is 60 Airedale Resident countrys physical The nea South Cr Keighley Resident Road En	where the elopment of ould help to ould help	re are could po to combate P of the new dospital. the would portunite al health P of the pool in Crololy Fame P of the pool of	arrently notentially at the local LT arest GF have exited for the result of the result	new hor one, and enhance al risk of IR surgery cellent a utdoor exesidents IR Primary, is approplic School IR to employ expanse	d so an in a communication of the decease of the de	Id introduce new potential targets and victin increase in crime at the site cannot be ruled nity cohesion and wellbeing, or increase natural specific process. P2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5 in Clinic. The site is 3.3km north-east of a go a diverse range of semi-natural habitats the and community engagement, which could in evelopment. SP6, SP14, SP16, EC3, DS5, C02 The increase of the site. The Universe of the site, respectively 3.5km south west of the site. The Universe of SP6, SP14, SP16, EC1, EC2, EC3, EC4 opportunities in the centre of Silsden, including diverse range of employment opportunities.	ms of crime at a out. However, itural surveillance, 16a, 16b eneral hospital, iroughout the local inprove both 17a – 17c condary school, ity Academy stively. 18a, 18b ling the Keighley
secure	Site is 60 Airedale Resident countrys physical The nea South Cr Keighley Resident Road En	where the elopment of ould help to ould help	re are could po to combate P of the new dospital. the would portunite al health P of the pool in Crololy Fame P of the pool of	arrently notentially at the local LT arest GF have exited for the result of the result	new hor one, and enhance al risk of IR surgery cellent a utdoor exesidents IR Primary, is approplic School IR to employ expanse	d so an in a communication of the decease of the de	Id introduce new potential targets and victin increase in crime at the site cannot be ruled nity cohesion and wellbeing, or increase natural specific process. P2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5 in Clinic. The site is 3.3km north-east of a general adverse range of semi-natural habitats the and community engagement, which could in evelopment. SP6, SP14, SP16, EC3, DS5, C02 The increase of the site. The Universe of the site, respectively 3.5km south west of the site. The Universe of SP6, SP14, SP16, EC1, EC2, EC3, EC4 opportunities in the centre of Silsden, including the site of the site of the site.	ms of crime at a out. However, itural surveillance, 16a, 16b eneral hospital, iroughout the local inprove both 17a – 17c condary school, ity Academy stively. 18a, 18b ling the Keighley

Steeton with Eastburn

- 1.1.57 There are four potential housing sites identified as Preferred Options in Steeton with Eastburn. There is one potential employment site.
- 1.1.58 Significant beneficial effects have been identified in relation to transport (SA Objective 10) for site ST/001A and in relation to health (SA Objective 16) for site ST/002. Significant beneficial effects have been identified in relation to education (SA Objective 17) for ST/023.
- 1.1.59 In relation to the accessible services (SA Objective 12), any future development of sites ST/001A, ST/023 and ST/002 are likely to have a minor positive effect.
- 1.1.60 All sites are assigned a minor positive effect in relation to climate change resilience (SA Objective 4) apart from sites ST/001A which is assigned a minor negative effect. Site ST/001 is assigned a major adverse effect due to its location in FZ3. This could potentially be addressed through measures such as Sustainable Drainage Systems and by exploring alternative site layouts to avoid the highest risk areas.
- 1.1.61 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for all sites. This is due to the loss of >0.4ha of greenfield land.
- 1.1.62 With regards to the potential employment site, significant negative effects have been identified in relation to land and buildings (SA Objective 3). This is due to the loss of >0.4ha of greenfield land.
- 1.1.63 All sites have been assigned a major negative effect in relation to the biodiversity and geodiversity SA Objective 6. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is related to potential recreation impacts.
- 1.1.64 Significant beneficial effects have been identified in relation to employment (SA Objective 18) and economy (SA Objective 19) for the potential employment site. Future employment development on this site would provide new employment opportunities and could provide a significant boost to the vitality of Steeton with Eastburn's centre. However, it is unknown at this stage, the extent to which the loss of agricultural land could impact on the local agricultural economy.
- 1.1.65 In Steeton with Eastburn, in relation to housing sites there are also one Alternative option (ST/001), one Discounted Option (ST/007). These are assessed below.

Summary table of effect scores predicted for housing sites in Steeton with Eastburn

PO ref	Site		SA Objective																	
	22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ST1/H	ST/001A	-	-		-	-		-	-	-	++	+	+	+/-	+	+/-	+	+	+/-	+
ST2/H	ST/002	-	-		+	-		-	0	-	+	+	+	+	+	+/-	++	+	+/-	+
ST3/HC	ST/010B	-	-		+	-		-	0	-	+	+	+	+	+	+/-	+	+	+	+
ST4/H	ST/023	-	-		+	-		-	-	-	+	+	+	+	+	+/-	+	++	+	+

Summary table of effect scores predicted for employment sites in Steeton with Eastburn

PO ref	Sito		SA Objective																	
	Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ST5/E	EM78	-	-		-	-	-	-	-	-	+	0	+	0	0	+/-	0	+	++	++

Key:

noy.	
Major positive (significant)	++
Minor positive	+
Neutral/negligible	0
Minor negative	-
Major negative (significant)	
Equally positive and negative effects	+/-
Uncertain	?

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
ST/023, Rear of Holly Fold	0.35	Vacant open space	Greenfield, partly Green Belt	11 dwellings	Preferred Option: ST4/H

Summary of assessment for ST/023:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to health facilities, transport links, education facilities and employment areas. However, residents may need to travel outside the target distance to access basic services and amenities.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site in proximity to two areas of deciduous woodland priority habitat.

		Effect on S	SA Object	ive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)					
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a - 3e					
Buildings	Site is g	reenfield. /	LC grad	le at the	site is Gr	ade 5.	Site does not coincide with an MSA.	•					
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
resilience		Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.											
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources							n 100m of a surface waterbody. Developme consumption.	nt at the site					
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
6 Biodiversity & geodiversity	at the sit priority h disturbat The HRA	te and redunabitat, whinces.	uce local ch could g proces	ecologic be indire s has ide	cal conne ectly affer entified th	ctivity. cted by nat likel	value. New development here could reduce Site is in proximity to two areas of deciduous development such as an increase in recrease y significant effects on the South Pennine N	is woodland ational					
	aro trigg	-	P	IT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b					
7 Landscape & townscape	National and Gre and towi characte	Parks or A en Belt lan nscape cha er. The site	AONBs. In that, in aracter. It is adjacted	However its curre New deve ent to ex	, resident ent condit elopment isting res	tial dev tion, like here w tidentia	scernible effect on any landscape designati elopment at this site could result in the loss ely makes a positive contribution towards the rould be likely to adversely affect this and to I built form, which would help to limit the mate effect on the local landscape and townscape	of open greenfield be local landscape balter the local agnitude for					
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None					
heritage	Develop area.	ment at the	e site wo	uld be ui	nlikely to	have a	discernible effect on a sensitive heritage as	sset or historic					
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d					
9 Air quality	homes v		xpected t	to result	in a mino	r increa	on an AQMA or CAZ. The construction and classe in air pollution in relation to existing level						
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	station,		Silsden,	is 2.1km	north ea		6265, which have frequent services. The ne estrian and bicycle access to the site would						
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types an meet the	d tenures minimum	of the ho criteria o	using proof	ovided be s HO4 ar	eing in nd HO5	ds satisfying Bradford's housing needs, dep line with the Local Plan policies. The develo (10 or more homes, or an area of more tha houses to reflect local need.	pment would					

		Effect on	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
12 Accessible services	Local Ce can also To acces	entre. This travel app	includes roximate range of	a public ly 1.1km local sho	house, to to the ea ops and s	akeawa ast to a services	west of the Eastburn portion of the Steeton ay and a convenience store (including Post of ccess a Co-op on Skipton Road. s, residents would need to travel up to 1.5kr	Office). Residents
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the deve	elopment	being of	f a scale	community, encouraging participation and co e that may put pressure on local services ar	
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	restaura	nts and ch	urches w	ithin the	Eastburn	n portio	of culture and leisure opportunities including n of the Steeton with Eastburn Local Centre Sutton-in-Craven. The site is within 200m of	, along Skipton
	- 7 3	+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are cu could pot	rrently no entially e	one, and enhance	so an i commu	ald introduce new potential targets and victir ncrease in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na	out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	site is 80 Resident countrys	00m south- ts at the si side with op	west of a te would oportuniti	a general have exc es for ou	l hospital cellent ac itdoor ex	, Aireda ccess to ercise a	on Health Centre, putting it outside the targe ale General Hospital. o a diverse range of semi-natural habitats th and community engagement, which could im levelopment.	roughout the local
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education	seconda (approxi	ry school,	South Co	raven Sc k from th	hool in C e site). T	ross Hi	fant School, is 355m north-east of the site. I ills, is approximately 1km north west of the s versity Academy Keighley and Holy Family ively.	site
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	Glusburr	n, Sutton-ii nent oppor	n-Craven	, Cross I	Hills and	Steetor	e range of employment opportunities, includ n with Eastburn. For a broader range of high ravel further afield to areas such as Keighle	n-quality
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc		otfall, inc	reasing			ld have a minor beneficial impact on the loc al goods and services and enhancing the po	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
ST/001A, Summerhill Lane	5.34	Agricultural fields delineated by hedgerows	Greenfield, Green Belt	120 dwellings	Preferred Option: ST1/H

Summary of assessment for ST/001A:

The site could deliver a major positive effect for residents on the transport SA Objective as a result of being within the target distances for bus stops and a railway station.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to health facilities, local services and amenities, and education facilities.

As a large greenfield site, development here would likely result in minor adverse effects on all the natural environment themed SA Objectives and a significant adverse effect on the Land and Buildings SA Objective. The site is 30m east of the Steeton Conservation Area, the setting of which could be adversely affected as a result of new development.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

		Effect on S	SA Obje	ctive				
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
3 Land &			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d
Buildings	Site is grav		ALC Gr	ade at th	ne site is		3, which could include BMV soils. Site coincid	des with a sand
		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
4 Climate change resilience	and med be avoid	lium risk of	f surfac n a care	e water eful layou	flooding ut of dev	. Given elopme	with land in FZ2. Site has a very limited exter the size of the site in relation to this, it is expert. However, development could lead to an instance.	ected that it would
[\\/ata=		-	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							hin 100m of a surface waterbody. Developme ter consumption.	ent at the site
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 and part of the site contains wetland and gra	6a – 6f
6 Biodiversity & geodiversity	reduce be deciduou in recrea The site the site I identified	piodiversity us woodlar ational distu falls within evel and c	value and, which which which which will will be written to the wild will be written to the will be written to the will be written to the writ	at the sit ch could es. Il Impact ation with	te and rebe indiret t Risk Zo n Natura	educe lo ectly aff one. Fu I Englar	may be of biodiversity value. New development of the solution of the solution of the solution of the solution of the solution of the likely risks should be undertaken if necessary. The HRA Screen h Pennine Moors SPA/SAC are triggered and	ite is an area of bugh an increase e undertaken at ing process has
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National and Gree therefore residenti	Parks or A en Belt lan be likely t al built for	AONBs d that d to adve m, which he loca	. However contains ersely alto th would	er, resid GI elem er the lo help to ape and	ential d nents of cal town limit the townso	discernible effect on any landscape designat evelopment at this site could result in the loss potentially high visual amenity, including tree ascape and landscape character. The site is a magnitude for potential effects, but at this state cannot be ruled out.	of open greenfield s, and it would adjacent to existing age a minor
		-	P	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Steeton		ion Are				e a discernible effect on a Listed Building. Site could be adversely affected as a result of new	
	•	-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes w		xpected	d to resu	lt in a m	inor inc	t on an AQMA or CAZ. The construction and or rease in air pollution in relation to existing level.	
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	nearest	railway sta	tion, St	teeton &	Silsden	, is adja	uent services, including those along Keighley cent to the site. Pedestrian and bicycle accest paths in the local area.	

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an meet the	d tenures of minimum	of the h criteria	nousing p	orovided es HO4	l being i and H	ards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo O5 (10 or more homes, or an area of more tha ole houses to reflect local need.	pment would
12	op comy c	+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services	Key serv	vices and a	menitie	es are lo	cated w	ithin 60	0m of site on Station Road and Skipton Road.	
		+/-	Р	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction could alt Site is a	on, without er the loca	the de Il sense a railwa	velopme of commay line, w	nt being nunity a	g of a so and plac	likely to impact on the quality of life of new res	nd facilities or
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	restaura		g greei				ge of culture and leisure opportunities including entre of Steeton and along Skipton Road. The	
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where ther	re are c could p	urrently otentially	none, a enhan	nd so a ce comi	rould introduce new potential targets and victir n increase in crime at the site cannot be ruled munity cohesion and wellbeing, or increase na e.	out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b
16 Health	The site Resident countrys	is 1.5km e ts at the siding the side with operation in the side in	ast of a te woul portun	a genera d have e ities for e	l hospita excellent outdoor residen	al, Aired access exercis ts of the	y, Steeton Health Centre, putting it outside the lale General Hospital. s to a diverse range of semi-natural habitats the and community engagement, which could in e development.	roughout the local
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education	Universi	ty Academ raven seco	y Keigh ndary	nley and school in	The Ho Cross	ly Fami Hills is a	ool, is 618m south of the site. The nearest see ly Catholic School, are 2.5km and 2.7km south approximately 3km west of the site.	n-east of the site.
18 Employment	south-ea	ist in Keigh	nley, as	well as	just out	side the	SP6, SP14, SP16, EC1, EC2, EC3, EC4 employment opportunities in Steeton with Eas district in and around Cross Hills. It is uncerta employment opportunities in agriculture in the	nin the extent to
19 Economy	The cons	+ struction a creasing fo	P nd occu otfall, in I busin	LT upation on ncreasin esses. H	IR of new h g demai	H omes c nd for lo	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ould have a minor beneficial impact on the loc ocal goods and services and enhancing the po ocertain the extent to which the loss of agricultum.	19a, 19b al economy, such ol of potential

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
ST/002, Aireburn Avenue	0.70	Agricultural land	Greenfield	22 dwellings	Preferred Option: ST2/H

Summary of assessment for ST/002:

The site is on greenfield and minor adverse effects have been predicted for most natural environment themed SA Objectives. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Site is well located to provide residents with access to jobs, cultural and recreational spaces, and schools with a particularly good access to health facilities. Access to other services and amenities, such as shops, is somewhat limited at this location.

		Effect on S	SA Objec	tive				
SA Objective	Baseline trend	2		Duration	Reversibility		Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d
Buildings	Developr BMV soils		result i	n the los	s of greei	nfield s	ite, which is entirely comprised of Grade 3 AL	C soils (potentially
4 Climate		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a - 4e
change resilience		FZ1 and is neable surf					ding at present, although development could less.	ead to an increase
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							rface waterbody. Development would result in	a minor net
	increase	in water co					ation to existing levels.	T o o
6	Davidoni		P	LT	IR hiadiya	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversity	local eco The HRA	logical coni	nectivity proces	/. ss has ide	entified th	at likel	lue of the site due to the loss of greenfield and y significant effects on the South Pennine Mod	
7	inggorou	-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
Landscape & townscape							site and could adversely impact the local cha	racter. Effects
8 Cultural		0	n / a	n/a	n/a	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	the settin	g of which	would b	oe unlikel	ly to be in	npacte	age asset. Steeton Conservation Area is 100nd due to the development being adjacent to execute site and the Conservation Area.	
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality							I but would likely increase air pollution at the pwith the construction and occupation of home	
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10b
Transport	west. Ped		cess of				es. Steeton & Silsden Railway Station is just access would be via the B6265 which does not be seen access.	
		+	Р	LT	IR	Н	HO1 - HO12	11a
11 Housing	housing r The site	needs, depo would meet	ending t the mi	on the ty	pes and triteria of p	tenures policies	e a minor positive contribution towards satisfy of the housing is provided in line with the Loo HO4 and HO5 (10 or more homes, or an area d affordable houses to reflect local need.	cal Plan policies.
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services	Site is ap	proximatel	y 500m	east of a	a range o	f servic	es and amenities on offer in Steeton.	
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	communi	ty interaction	on, with	out the d	levelopm	ent beii	s within an existing community, encouraging p ng of a scale that may put pressure on local so and place.	
						,	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3,	
14 Culture & leisure		+	Р	LT	IR	M	DS4	14a

		Effect on S	A Objec	tive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)	
		+/-	Р	LT	IR	Н	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	The construction and occupation of 22 homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.								
	000.00	++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	excellent outdoor e	access to	greens _l d comn	oaces an nunity en	d a divers gagemen	se rang	800m east of Steeton Medical Centre. Resider e of natural and semi-natural habitats with opp rtunities, which could improve both physical an	ortunities for	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
17 Education	the Holy school in	Family Cat Cross Hills	holic So is loca	chool, are ited appr	2.5km a oximately	nd 2.7l / 3km w	earest secondary schools, the University Acade or south-east of the site, respectively. South Control of the site. However, the presence of acce oming residents, without placing undue pressu	Craven secondary ssible facilities	
18		+/-	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
Employmen t	south-eas	st in Keighl	ey, as \	vell as ju	st outside	the di	ployment opportunities in Steeton with Eastbu strict in and around Cross Hills. It is uncertain t mployment opportunities in agriculture in the lo	the extent to	
		+	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	Steeton very sto the are	vith Eastbu es for local	rn, incr busine: ould en	easing th sses. An courage	e deman improven further in	d for lo nent in ward in	could have a minor beneficial impact on the loc cal goods and services and enhancing the poot the built environment could lead to an improve vestment. However, it is uncertain the extent to economy.	ol of potential ed attractiveness	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
ST/010b, West of Green		Green open space	0 "	05 1 11	Preferring Option
Lane	1.33	containing trees.	Greenfield	35 dwellings	(Commitment)ST3/HC

Summary of assessment for ST/010b:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, education facilities and employment areas. However, residents may need to travel outside the target distance to access basic services and amenities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site containing TPO woodland and trees.

		Effect on	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a - 3e
Buildings	Site is gr an MSA.		ALC Grad	de at the	site is Gı	ade 3,	which could include BMV soils. Site does n	ot coincide with
4 Climate change		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience		FZ1 and i able surfa					ling. However, development could lead to a	an increase in
E \Motor		-	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	Site doe	s not coind	cide with	a GSPZ	and is no	t within	100m of a surface waterbody. Developme	nt at the site
resources	would be	e likely to r	esult in a	minor in			consumption.	1
6			P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9 ome biodiversity value. New development h	6a – 6f
Biodiversity & geodiversity	biodivers trees, wh The HRA	sity value a	at the site be adver g proces	and red sely affe s has ide	uce local cted by n entified th	ecolog ew dev at likely	rical connectivity. Site contains TPO woodla relopment such as through direct loss of im religious areas in significant effects on the South Pennine N	and and TPO pacts on roots.
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designati	7a, 7b
7 Landscape & townscape	that cont adversel form, wh	tains GI ele ly alter the	ements o local tow help to li	f potentia Inscape a mit the m	ally high vand lands and lands agnitude	visual a scape c for pot	elopment at this site could result in the loss menity, including trees, and it would thereft character. The site is adjacent to existing re- tential effects, but at this stage a minor adv	ore be likely to sidential built
8 Cultural		0	n/a	n/a	n/a			
heritage					II/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a
		assets or					SP2, SP10, EN3, EN4, EN5, EN6, DS3 d due to the topography, it would have no i	
		assets or	areas. P	r to exist LT	ing built f	orm an	SP2, SP10, EN3, EN4, EN5, EN6, DS3 d due to the topography, it would have no i SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	mpacts on 9a – 9d
9 Air quality	homes v	assets or - ment woul	areas. P d not have a proceed to the second	LT /e a disco	IR IR ernible in a mino	M npact or r increa	SP2, SP10, EN3, EN4, EN5, EN6, DS3 d due to the topography, it would have no i SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and o use in air pollution in relation to existing leve	9a – 9d occupation of new els due to pollution
9 Air quality	homes v associat	assets or - ment woul vould be exed with ho	areas. P d not have expected to mes and P	r to exist LT ve a discore result i transpor	IR ernible in a mino t movem IR	M npact or r increa ents.	SP2, SP10, EN3, EN4, EN5, EN6, DS3 d due to the topography, it would have no i SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and ose in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	9a – 9d occupation of new els due to pollution 10a – 10d
9 Air quality 10 Transport	homes wassociate	assets or - ment would be executed with horizontal transfer or the second secon	d not have expected to mes and P of severe ecton & S	r to exist LT /e a disco to result in transpor LT ral bus st iilsden, is	IR ernible im a mino t movem IR ops along	M npact or r increa ents. H g the Be	SP2, SP10, EN3, EN4, EN5, EN6, DS3 d due to the topography, it would have no i SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and o ise in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	9a – 9d occupation of new els due to pollution 10a – 10d ices. The nearest
	homes wassociate	assets or - ment woul vould be e. ed with ho + ithin 400m	d not have expected to mes and P of severe ecton & S	r to exist LT /e a disco to result in transpor LT ral bus st iilsden, is	IR ernible im a mino t movem IR ops along	M npact or r increa ents. H g the Be	SP2, SP10, EN3, EN4, EN5, EN6, DS3 d due to the topography, it would have no i SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and obse in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 6265 Main Road, which have frequent serv	9a – 9d occupation of new els due to pollution 10a – 10d ices. The nearest
	Site is w railway s Lane wo	ment would be executed with hotal would be executed with hotal work and the work an	d not have expected to mes and P of sever eeton & S o be imp P minor poof the hocriteria of	LT ve a discorresult in transporresult in trans	IR ernible in n a mino t movem IR ops along 1.8km r	M npact or r increa ents. H g the Be orth ea H toward eing in lind HO5	SP2, SP10, EN3, EN4, EN5, EN6, DS3 d due to the topography, it would have no i SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and o use in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 3265 Main Road, which have frequent servest. Pedestrian and bicycle access to the site of the street of the stre	9a – 9d occupation of new els due to pollution 10a – 10d ices. The nearest te along Green 11a ending on the opment would

		Effect on	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
12 Accessible services	public ho 800m to	ouse, take the east to	away and o access	d a conve a Co-op	enience s on Skipto	tore (incon	he Steeton with Eastburn Local Centre. Thicluding Post Office). Residents can also travel. Residents would need to travel up to 1.5k and services	vel approximately
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		t the deve	elopment	t being of	a scale	ommunity, encouraging participation and co e that may put pressure on local services an	
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	restaura	nts and ch	urches wentres of	vithin the Steeton a	Eastburr and Cros	n portions Hills.	of culture and leisure opportunities including n of the Steeton with Eastburn Local Centre The site is opposite Eastburn Playing Fields htre.	, along Skipton
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are cu could pot	rrently no tentially e	one, and enhance o	so an ir commu	Id introduce new potential targets and victin ncrease in crime at the site cannot be ruled nity cohesion and wellbeing, or increase nat	out. However,
		+	Р	LT	IR	Η	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b
16 Health	Cross Hi Hospital. Resident countrys	Ils, putting ts at the si ide with op	it outsid te would oportuniti	e the targ have exc es for ou	get distar cellent ac itdoor exe	cess to ercise a	on Health Centre, and 1.3km south east of the site is 500m west of a general hospital, Ail a diverse range of semi-natural habitats the land community engagement, which could imevelopment.	redale General roughout the local
17 Education	seconda	ry school,	South C	raven Sc	hool in C	ross Hi olic Sch	SP6, SP14, SP16, EC3, DS5, CO2 ant school, is 215m north-west of the site. T lls, is approximately 1.2km west of the site. nool are 4.2km and 4.3km south-east of the	The University
18 Employment	Glusburr	n, Sutton-in nent oppor	n-Craven	, Cross I	Hills and	Steeton	SP6, SP14, SP16, EC1, EC2, EC3, EC4 e range of employment opportunities, includi n with Eastburn. For a broader range of high ravel further afield to areas such as Keighley	-quality
19 Economy	The cons	+ struction a	otfall, inc	creasing			SP6, SP14, SP16, EC1, EC2, EC3, EC4 d have a minor beneficial impact on the loca I goods and services and enhancing the poo	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM78, Lyon Road	2.69	Agricultural, including open fields and an area of hardstanding with agricultural buildings	Mix	Employment	Preferred Option: ST5/E

Summary of assessment for EM78:

The site has been proposed for employment development, which would be likely to deliver a major boost to the range of local employment opportunities at this location whilst also providing a boost to the local economy. A major positive score has therefore been predicted for the employment and economy themed SA Objectives.

Major adverse effects have been predicted for the site's impact on the water resources SA Objective due to the presence of Eastern Beck within the site boundary. The construction and occupation of this site would be likely to impact the water quality. Minor positive effects were predicted for other socio-economic themed SA Objectives due to the additional benefits of a new employment site, such as the potential for increasing the local offering of services and amenities and opportunities to learn new skills. A major adverse effect is also predicted on the land and buildings SA Objective due to the loss of greenfield land.

As a partial greenfield site including an area of trees, development here has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. The site is partially PDL and contains existing buildings that appear to be of agricultural use, and there may therefore be somewhat limited scope for new development at this location to alter the local townscape and landscape character.

		Effect on S	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
3 Land &	Cito io o		P	LT	IR ALC Cro	H	SP4, SP8, SP9, HO2, TR5 ne site is Grade 3. Site coincides with coal ar	3a - 3e
Buildings	MSAs.	browniieid	/greenii	eia mix.	ALC GIA	ide at tr	le site is Grade 3. Site conficides with coal ar	id Sand & graver
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	which is	associated	d with Ea	astburn E	Beck. Giv	ven the	ds of low to high surface water flood risk that size of the site in relation to this, it is expect dowever, development could lead to an incre	ed that it would be
	imperme	able surfa						T
	F (1	-	Р	LT	IR .	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	mill strea	am. Develo	pment h	nere cou	ld pose a	a risk to	site. A small watercourse crosses the site; the water quality. Site is not within a GSPZ. Determine in water consumption at this location in relationships.	velopment at the
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	condition connecti The site	n. New dev vity. falls within	elopme an Imp	nt here c act Risk	ould red Zone fo	luce bio	and so it could be of some biodiversity value diversity value at the site and reduce local er Pennine Moors SAC/SPA/SSSI. Further cornd consultation with Natural England underta	cological asideration of the
			Р	ΙT	IR	М	ODO ENA ENO ENE ENO DOS DOS	
		-					SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National agricultu local tow opportur incorpora several (Parks or A ral use. The rnscape are nities for ere ating new of greenfield, hat these	s locatic AONBs. here may nd landso hhancing GI elemo open sp could be	on would The site therefocape characteristics the local ents, as pace, here	not results partial re be so aracter. It all character required dgerows a result of	ult in a colly PDL mewha Dependeter through by varius and treet	discernible effect on any landscape designation and contains existing buildings that appear in a limited scope for new development at this limited scope for new development at this limited scope for new development at this limited on the condition of the site there could prove the condition of the site that a likely of high visual amenity valued development, in addition to the loss of some	on, including to be of ocation to alter the otentially be gn and tly contains e and, based on
Landscape &	National agricultu local tow opportur incorpora several (Parks or A ral use. The rnscape are nities for ere ating new of greenfield, hat these	s locatic AONBs. here may nd landso hhancing GI elemo open sp could be	on would The site therefocape characteristics the local ents, as pace, here	not results partial re be so aracter. It all character required dgerows a result of	Ilt in a colly PDL mewha Dependeter through by varius and treed cannot	discernible effect on any landscape designation and contains existing buildings that appear in the limited scope for new development at this living on the condition of the site there could prove the new development of a high quality designous CSPR policies. However, the site current est hat are likely of high visual amenity valued development, in addition to the loss of some be entirely ruled out at this stage.	to be of ocation to alter the otentially be gn and tly contains e and, based on open space, a
Landscape &	National agricultu local tow opportur incorpora several of the risk to minor action of the properture	Parks or Aral use. The range are artificially a reading new of greenfield, hat these of the second are the seco	s locatica NONBs. were may ad lands whancing GI elemon open specould be ct on the Period site are that aining	on would The site therefo cape cha g the loca ents, as local ch LT buld be une Grade large bu	not result is partial re be so aracter. I all character equired likely to a II Listed ildings.	Ilt in a cilly PDL mewha Dependoter through the by varius and tree cannot Monate and Buildii The pot	discernible effect on any landscape designation and contains existing buildings that appear in a limited scope for new development at this limited scope for new development at this limited scope for new development at this limited on the condition of the site there could prove the condition of the site that a likely of high visual amenity valued development, in addition to the loss of some	on, including to be of ocation to alter the otentially be gn and tly contains e and, based on open space, a 8a, 8b as. Within 60m e is in existing ese Listed

		Effect on S	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
							air pollution at the site in relation to existing l	
	pollution	associate	d with th	e new b	usinesse	es woul	of new business premises, how the transport d compare to that from the current use of the on an AQMA or CAZ.	movements and site is unknown.
	Develop						SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	
10 Transport		+	Р	LT	IR	Н	TR6	10a – 10d
10 Transport							B6265, which have frequent services. The ne and bicycle access to the site would need to	
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None
	Site is al	located for	employ	ment an	d theref	ore will	not provide a contribution towards Bradford's	housing needs.
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services		rision of ne and amen		oyment o	developr		re could potentially help to enhance the local	offering of key
13 Social		0	n/a	n/a	n/a	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	None
cohesion							ent at a location where it is in proximity to sin iffect the cohesion of residential communities	
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
leisure		roposed fo of cultural				ent and	would be unlikely to have a discernible effect	t on the local
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	crime at	a location , new dev	where th	nere are	currentl	y none,	nent site would introduce new potential targe and so an increase in crime at the site canno ase natural surveillance, and so could help to	ot be ruled out.
16 Haalth		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
16 Health	Site is pr Objective		r employ	/ment pu	ırposes	and so	it would be unlikely to have a discernible effe	ct on this SA
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education	Site wou				1		s skills learning opportunities for local people	
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment		n the exter			ential de	velopm	ployment opportunities in Steeton with Eastb ent would reduce employment opportunities a	at this location.
		++	. P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	term suc significar	cess of Br	adford's the vital	econom	ny. Due t eeton wi	to the si th Eastl	new employment space that would contribute te's location, the proposed development coul burn. However, it is uncertain the extent to wleconomy.	d also provide a

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
ST/001, Summerhill Lane	7.72	Agricultural fields delineated by hedgerows	Greenfield, Green Belt	203 dwellings	Alternative

Summary of assessment for ST/001:

The site could deliver a major positive effect for residents on the transport SA Objective as a result of being within the target distances for bus stops and a railway station.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to health facilities, local services and amenities, and education facilities.

As a large greenfield site, development here would likely result in minor or major (significant) adverse effects on all the natural environment themed SA Objectives. The site is immediately adjacent to Steeton Conservation Area, the setting of which could be adversely affected as a result of new development.

A major adverse effect arises for the climate change resilience SA objective due to the site falling within flood zones FZ2 and FZ3. More detailed flood risk assessments could be required for the site, and careful consideration given to the layout of the development.

		Effect on SA Objective										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)				
3 Land &			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d				
Buildings		Site is greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a sand and gravel MSA.										
			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
4 Climate change resilience	site that the size	is within Factorian in the site of the site	Z3b. Site in relation	e has a v	ery sma , it is exp	II extent pected th	th land in FZ2 and there is an area in the so of land which is at high risk of surface wate nat it would be avoided through a careful lay an increase in impermeable surfaces, comp	r flooding. Given out of				
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources	Site doe	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. The River Aire is 300m west of the site. Development at the site would be likely to result in a minor increase in water consumption.										
	of the sit	e. Develop	oment at	tne site	Would be	e likely to L	o result in a minor increase in water consun SP10, SP11, EN1, EN2, EN3, EN7, EN9	nption. 6a – 6f				
6 Biodiversity & geodiversity	Site is greenfield containing scrub and hedgerow, and part of the site contains wetland and grassland habitat, which form part of a wider habitat network. All onsite habitats may be of biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. 250m south is an area Ancient Woodland (Hawcliffe Wood) and directly adjoining the sites eastern perimeter an area of deciduous											
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.											
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	adjacent	Development at the site would be unlikely to have a discernible effect on a Listed Building. Site is directly adjacent to Steeton Conservation Area, the setting of which could be adversely affected as a result of new development on this open greenfield site.										
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.											

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)				
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	nearest	Site is within 400m of multiple bus stops with frequent services, including those along Keighley Road. The nearest railway station, Steeton & Silsden, is adjacent to the site. Pedestrian and bicycle access to the site is good, although there is a lack of designated cycle paths in the local area.										
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an meet the	d tenures minimum	of the ho criteria o	using pr of policie	ovided b s HO4 a	eing in I nd HO5	is satisfying Bradford's housing needs, depe ine with the Local Plan policies. The develop (10 or more homes, or an area of more than houses to reflect local need.	ment would				
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02	12a				
services	Key serv						of site on Station Road and Skipton Road.	1.40				
13 Social cohesion	+/- P LT IR H SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 13a Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to a railway line, which would be likely to impact on the quality of life of new residents as a result of noise and visual disturbances.											
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	Residents at the site would have access to a range of culture and leisure opportunities including pubs, restaurants, bowling green and churches in the centre of Steeton and along Skipton Road. The site is adjacent to Steeton Cricket Club and 250m north of Ancient Woodland.											
15 Safe & secure	location new dev	where the	re are cu could pot	rrently n tentially	one, and enhance	l so an ii commu	SP1, SP3, SP4, SP16, H09, DS5, C02 and introduce new potential targets and victim increase in crime at the site cannot be ruled on ity cohesion and wellbeing, or increase nat	out. However,				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b				
16 Health	Site is 900m north-east of the nearest GP surgery, Steeton Health Centre, putting it outside the target distance							roughout the local prove both				
17 Education	Universi	ty Academ	y Keighl	ey and T	he Holy	Family (-east of the site.				
18 Employment	Residents at the site would have good access to employment opportunities in Steeton with Eastburn and							n the extent to local area.				
19 Economy	as by inc employe	creasing fo	otfall, ind	creasing sses. Ho	demand wever, it	for loca	SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the loca I goods and services and enhancing the poor train the extent to which the loss of agricultu	ol of potential				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
ST/007, Lyon Road	0.72	Agricultural land	Greenfield	23 dwellings	Discounted

Summary of assessment for ST/007:

The site is on greenfield and minor adverse effects have been predicted for most natural environment themed SA Objectives as well as the climate change resilience SA Objective as part of the site lies within Flood Zone 2. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The site is well located to provide residents with access to most services and amenities, including jobs, shops, health facilities and economic areas, with a particularly good access to schools.

		Effect on SA Objective								
SA Objective	Baseline trend	Score of effect EE		Duration Reversibility		Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a - 3e		
Buildings							y situated on Grade 3 ALC land, which coul sand and gravel MSA.	d include BMV		
4 Climate		-	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	A proportion of the site is in FZ2, with the majority being located in FZ1. The site is not at risk of surface water flooding.									
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a - 5e		
resources							100m of site. Development would result in	a minor net		
	increase	in water o					ition to existing levels.			
6		-	P	LT	IR	. н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
Biodiversity & geodiversity	Development at this site would be unlikely to have a discernible impact on a biodiversity designation. A loss of 0.72 ha of greenfield would likely reduce the biodiversity value of the site and could diminish the connectivity of the local ecological network. TPO woodland adjacent to the site's south-eastern perimeter could be impacted by the construction and occupation of new homes at the site, whilst new residents at the site could place additional public access associated pressure on the deciduous woodland priority habitat 100m west of the site.									
7		-	P	LT	IR	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
Landscape & townscape	screenin	g woodlan	d on the	eastern	perimete	r. Howe	g built form on the western and northern pe ever, the replacement of 0.72ha greenfield v the local landscape character.			
•	uovolopi	0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a		
8 Cultural heritage	Develop assets o		d be nea	r to exist	ing built f	orm an	d due to the topography it would have no in	npacts on heritage		
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b		
9 Air quality	The replacement of 0.72ha of greenfield with 23 dwellings would be expected to have a minor adverse impact on air quality due to air pollution associated with new homes and transport movements. Development would not impact directly on an AQMA or CAZ.									
	inpact a	+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10b		
10 Transport	designat		ath. The	nearest	railway s	tation, S	buld be via the adjacent B-road, which does Steeton and Silsden, is approximately 2km of			
		+	Р	LT	IR	Н	HO1 - HO12	11a		
11 Housing	Site could deliver up to 23 homes, which would make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The site would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.									
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
Accessible services	Local Ce		includes	a public	house, ta	akeawa	west of the Eastburn portion of the Steeton y and a convenience store (including Post 0 site.			
		+	Р	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social cohesion	commun	ity interac	tion, with	out the d	levelopm	ent beir	within an existing community, encouraging ng of a scale that may put pressure on local and place.			

		Effect on SA Objective							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)	
14 Culture & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
1013010	Within 8						re spaces including a public house, a gym a		
		+/-	Р	LT	IR	Н	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	location new dev	where the	re are cu could pot	rrently no entially e	one, and enhance o	so an ir commu	introduce new potential targets and victims acrease in crime at the site cannot be ruled only cohesion and wellbeing, or increase nat	out. However,	
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b	
16 Health	The site is within 800m of Airedale General Hospital. Residents would have excellent access to greenspaces and a diverse range of natural and semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments. There is also a gym 300m from the site. The nearest GP surgery in Bradford is 1.5km south east in Steeton. 1.2km west of the site, just outside Bradford, is Cross Hills Group Practice.								
	iii Otooto	++	P	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
17 Education		Site is 300m east of Eastburn Junior & Senior Infant School and 1km east of South Craven Secondary School. This could lead to positive effects for the education of incoming residents, without placing undue pressure on							
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	Residents at the site would have good access to a diverse range of employment opportunities, including those in Glusburn, Sutton-in-Craven, Cross Hills and Steeton with Eastburn. For a broader range of high-quality employment opportunities residents made need to travel further afield to areas such as Keighley, approximately 6km south-east. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.								
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	The construction and occupation of 23 homes here could have a minor beneficial impact on the local economy in Steeton with Eastburn, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.								