North Bradford Urban Area Sites Assessments

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Bradford North East

- 1.1.1 Twenty-six preferred option housing sites and three potential employment sites have been identified within Bradford North East.
- 1.1.2 Significant negative effects have been identified in relation to climate change resilience (SA Objective 4) for site NE/140, in relation to cultural heritage (SA Objective 8) for site NE/034 and in relation to air quality (SA Objective 9) for sites NE/031, NE/034, NE/035, NE/090, NE/109, NE/111, NE/112 and NE/113.
- 1.1.3 To address the latter, development proposals should demonstrate how any adverse impacts on any nearby Air Quality Management Areas and/or Clean Air Zones (CAZ) will be avoided and how positive impacts will be delivered. In addition, a mitigation programme is to be prepared for development within CAZs.
- 1.1.4 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for the majority of sites. This is due to a loss of >0.4ha of greenfield land.
- 1.1.5 Significant positive effects have been identified in relation to transport (SA Objective 10) for sites NE/031 and NE/090 and in relation to social cohesion (SA Objective 13) for sites NE/031, NE/034, NE/044, NE/046, NE/047, NE/109, NE/123, and NE/182.
- 1.1.6 Significant positive effects have been identified in relation to health (SA Objective 16) for sites NE/031, NE/034, NE/035, NE/045, NE/046, NE/055b, NE/057, NE/081, NE/090, NE/109, NE/112, NE/123, NE/140, NE/163 and NE/182.
- 1.1.7 Significant positive effects have been identified in relation to education (SA Objective 17) for sites NE/025B, NE/031, NE/034, NE/035, NE/045, NE/081, NE/090, NE/109, NE/112, NE/113 and NE/163
- 1.1.8 The majority of sites score positively (minor) in relation to climate change resilience (SA Objective 4).
- 1.1.9 All sites score positively in relation to education (SA Objective 17). apart from site NE/013C, due to the distance of education facilities from the site.
- 1.1.10 Sites NE/025B is the only site which score negatively (minor) in relation to transport (SA Objective 10). To address this, development proposals are to facilitate high rates of walking and cycling for accessing the site and travelling to key services and amenities. In addition, development proposals are to provide clear, safe and amenable walking links between the site and nearby bus stops. Major developments are to support community transport infrastructure, where feasible.
- 1.1.11 In relation to biodiversity and geodiversity (SA Objective 6), only the following sites score positively (minor) whilst the rest score negatively (major or minor) or positive/negative, NE/081, NE/090, NE/112 and NE/113. It may be possible to avoid or reduce any potential likely adverse effects by incorporating green infrastructure and enhancing biodiversity value and local ecological connectivity. Biodiversity net gain requirements should also be met beyond the minimum target.
- 1.1.12 For nine potential housing sites, the HRA Screening process has identified that likely significant (adverse) 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.
- 1.1.13 With regards to the potential employment sites, a significant negative effect has been identified in relation to climate change resilience (SA Objective 4) for site EM/90. It is unknown at this stage whether future development on this site would be able to entirely avoid areas of medium to high flood risk.
- 1.1.14 Significant positive effects have been identified in relation to employment (SA Objective 18) and economy (SA Objective 19) for all sites, whilst site EM/113 has also been assigned a significant positive effect in relation to transport (SA Objective 10).
- 1.1.15 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for all sites. This is due to a loss of >0.4ha of greenfield land.

1.1.16 Bradford North East also includes twelve Discounted sites (NE/015B, NE/022, NE/030, NE/044, NE/059, NE/062, NE/102, NE/124, NE/125, NE/128, NE/152, NE/171), which have also been assessed below.

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

PO Ref	Site				SA Objective															
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
NE1/H	NE/008	-	-		+	-	-	-	0	-	+	+	+	+	+	+/-	+	+	+	+
NE2/H	NE/013A	-	-	+/-	+	-		+	0	-	+	+	+	+	+	+/-	+	+	+	+
NE3/H	NE/013C	-	-		-	-		-	0	-	+	+	+	+	+	+/-	+	-	+	+
NE4/H	NE/025B	-	-		-	-		-	-	-	-	+	+	+	+	+/-	+	++	+	+
NE5/H	NE/031	-	-		+	-	-	-	-		++	+	+	++	+	+/-	++	++	+	+
NE6/H	NE/034	-	-		+	-	-	-			+	+	+	++	+	+/-	++	++	+	+
NE7/H	NE/035	-	-	+/-	+	-	+/-	+	-		+	+	+	+/-	+	+/-	++	++	+	+
NE8/H	NE/045	-	-	-	+	-		-	0	-	+	+	+	+	+	+/-	++	++	+	+
NE9/H	NE/046	-	-	+/-	+	-		+	0	-	+	+	+	++	+	+/-	++	+	+	+
NE10/H	NE/047	-	-		+	-	-	-	0	-	+	+	+	++	+	+/-	+	+	+	+
NE11/H	NE/055b	-	-		+	-		-	-	-	+	+	+	+/-	+	+/-	++	+	+/-	+
NE12/H	NE/057	-	-		-	-		-	0	-	+	+	+	+	+	+/-	++	+	+	+
NE13/H	NE/081	-	-	+/-	+	-	+	+	0	-	+	+	+	+	+	+/-	++	++	+	+
NE14/H	NE/090	-	-	+/-	+	-	+	+	0		++	+	+	+/-	+	+/-	++	++	+	+
NE15/H	NE/109	-	-	-	+	-	-	-	0		+	+	+	++	+	+/-	++	++	+	+
NE16/H	NE/112	-	-	+/-	+	-	+	+	-		+	+	+	+/-	+	+/-	++	++	+	+
NE17/H	NE/113	-	-	+/-	+	-	+	+	0		+	+	+	+/-	+	+/-	+	++	+	+
NE18/H	NE/123	-	-	-	+	-	-	+	0	-	+	+	+	++	+	+/-	++	+	+	+
NE19/H	NE/140	-	-			-	-	-	-	-	+	+	+	+	+	+/-	++	+	+/-	+
NE20/H	NE/163	-	-	+/-	-	-		+	0	-	+	+	+	+/-	+	+/-	++	++	+/-	+
NE/21H	NE/182	-	-	+/-	+	-		+	0	-	+	+	+	++	+	+/-	++	+	+/-	+

Summary table of effect scores predicted for employment sites in Bradford North East (Preferred Options):

PO Ref. S	Site	SA Objective																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
E23/E	EM90	-	-			-	-	+/-	-	-	+/-	0	+	0	0	+/-	0	+	++	++

Sites assessments - North Bradford Urban Area

E22/E	EM113	-	-	 +	-	-	-	-	-	++	0	+	0	0	+/-	0	+	++	++
NE24/E	NE24/E	-	-	 +	-	-	-	-	-	+	0	+	0	0	+/-	0	+	++	++

Key:

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/008 - Ravenscliffe Avenue	0.45	Open space covered with trees	Greenfield	18 dwellings	Preferred Option: NE1/H

Summary of assessment for NE/008:

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 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 consisting of woodland including some TPO trees.

	Baseline	Effect on	SA Objec	tive						
SA Objective	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 coin	cides wit	h a coal	MSA. AL	.C 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		FZ1 and i					ing. However, development could lead to a	an increase in		
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							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	its curre	nt conditio al connect	n. New o	developm me of the	ent here trees w	could re	uding trees and is likely to be of some bloc educe biodiversity value at the site and red site are TPO, whilst TPO woodland also do versely affect these trees, such as through	uce local elineates the site's		
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National that con be likely resident	Parks or A tains GI ele to adverse ial built for	AONBs. ements o ely alter m, which	However of potenti the local or would h	r, residen ally high townsca elp to lin	ntial deve visual and pe and land the material	Committee the control of the control	of open greenfield it would therefore existing		
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		

	Baseline	Effect on S	SA Objec	tive						
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
. A: I'		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
Air quality	homes v		xpected	to result	in a mino	or increa	n an AQMA or CAZ. The construction and one in air pollution in relation to existing levels.	· ·		
10.7		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	Apperley		ailway S	tation. Th	-	-	nt services. The nearest railway station is a access for pedestrians, but somewhat limit			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	types an minimun	d tenures n criteria o	of the ho	ousing is s HO4 an	provided d HO5 (l in line v 10 or mo	vards satisfying Bradford's housing needs, with the Local Plan policies. The developmore homes, or an area of more than 0.5ha), to reflect local need.	ent would meet th		
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a		
services		ts at the si oria Road.		have go	od acces	ss to key	services and amenities including those or	Harrogate Road		
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social cohesion	without of without to local ser	disrupting of he develop nse of com	cohesive pment b munity a of the A	eness of ceing of a and place	existing of scale that e.e.	communi at may p mpact o	in an existing community in an area of high ity, encouraging participation and commun ut pressure on local services and facilities on the quality of life of new residents here a pances.	ity interaction, or could alter the		
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
eisure				_			ange of culture and leisure opportunities in he site is 600m south of Eccleshill Pool.	cluding pubs,		
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a		
15 Safe & secure	location new dev	where the	re are cu could po	urrently notentially	one, and enhance	l so an ir commu	Id introduce new potential targets and victincrease in crime at the site cannot be ruled nity cohesion and wellbeing, or increase na	out. However,		

	Baseline	Effect on S	SA Object	tive										
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
		+	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 exercise a	s within te would nd comr	300m of have go nunity en	a hospita od acces gagemei	al, Eccles ss to a di nt, as we	e Rockwell and Wrose Practice, putting it o shill Community Hospital. verse range of semi-natural habitats with opell as being 600m south of Eccleshill Pool, be residents of the development.	oportunities for						
17 Education		+ rest primai School, is				L nary Scho	SP6, SP14, SP16, EC3, DS5, CO2 col, is 507m west of the site. The nearest se	17a, 17b econdary school,						
18	Site wou	+ Ild provide	P	LT ts with go	IR ood acces	H ss to a b	SP6, SP14, SP16, EC1, EC2, EC3, EC4 road range of high quality and diverse empl	18a, 18b						
Employment	opportur	-	perly Bri	idge and	Greenga	ite, as w	ell as slightly further afield in the regional ci	-						
		+	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 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 to help tackle local deprivation.												

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/013A - Westfield Lane, Wrose	0.97	PDL, empty buildings and vegetation	80% Greenfield	40 dwellings	Preferred Option: NE2/H

Summary of assessment for NE/013A:

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 predicted for biodiversity as a result of effects associated with development on greenfield land. Minor adverse effects also predicted for water resources and air quality SA Objectives (as predicted for almost all sites). The site is well located to provide residents with good access to services, amenities, shops, jobs, public transport, schools, and health facilities, although the site is not within all target distances for any socio-economic themed SA Objective with no significant positive effects predicted for the site.

	Baseline	Effect on S	SA Object	ive				Mitigation code(s)				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies					
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c				
3 Land & Buildings	soils. Th multiple	e is within a coal MSA. Site is a small PDL site with approximately 50% 'Urban' grade and 50% Grade 4 ALC ils. There will be a large (>0.4ha) loss of greenfield land making this an inefficient use of land. There are ultiple landfill sites surrounding the site including one adjacent to the southern border of the site, some mediation of the land may be required if it is found to be contaminated.										
4 Climate		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
resilience	Site is in FZ1 and there are some small pockets of low surface water flood risk within the site boundar development could lead to an increase in impermeable surfaces, compared to current levels.											
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources		Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.										
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
Biodiversity & geodiversity	connectivity, as a result of development here.											
7 _andscape		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b				
& cownscape	Development would not impact on an AONB or National Park. There may be a decrease of visu											
3 Cultural		O n/a n/a H SP2, SP10, EN3, EN4, EN5, EN6, DS3 None										
neritage	Develop	ment at the	e site wo	uld be ur	nlikely to	have a	I discernible impact on any heritage asset of	r historic area.				
9 Air quality		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				

	Baseline	Effect on	SA Object	ive									
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	homes v		xpected	to result	in a mind	r increas	an AQMA or CAZ. The construction and c se in air pollution in relation to existing leve	•					
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
Transport	Shipley	Site is within 300m of multiple bus stops with frequent services. The nearest railway station is 1.9km west at Shipley Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.											
		+	Р	LT	IR	Н	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, depending types and tenures of the housing is provided in line with the Local Plan policies. The development would minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that special aspects such as housing mix and affordable houses to reflect local need.												
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
services	The site	has good	access t	o a range	e of servi	ces alon	g Bradford Road and Wrose Road.						
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	encoura	ging partic	ipation a	nd comm	nunity int	eraction,	with high quality housing within an existing without the development being of a scale 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 has good access to culture and leisure opportunities in the local area, including a recreation ground, pub houses and places of worship along Wrose Road 600m south of the site.												
		-						n ground, public					
		-						n ground, public					
	New res	+/- idential de	P velopme	LT ent at the nere are r	IR site wou	M Id introdu	Om south of the site.	15a e at vacant					
	New res	+/- idential de	P velopme	LT ent at the nere are r	IR site wou	M Id introdu	Om south of the site. SP1, SP3, SP4, SP16, H09, DS5, C02 uce new potential victims or targets of crim potentially enhance community cohesion a	15a e at vacant					
15 Safe & secure	New res locations increase The nea with Ship natural h	idential de s where cue natural su +/-	P velopme irrently the urveillance P Vrose He tal 2.8km th opport	LT Int at the here are reported and set the left that the here are reported and set the left that t	IR site wou none, but could h IR IR tre 840m he site wor outdoor	M Id introdu t it could telp to co H Is south o ould pro or exercise	Om south of the site. SP1, SP3, SP4, SP16, H09, DS5, CO2 uce new potential victims or targets of crim potentially enhance community cohesion a simbat the local risk of crime. SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9,	15a e at vacant and wellbeing, or 16a, 16b nce of a hospital, se range of semi-					

0.4.01: 1:	Baseline	Effect on S	SA Object	ive				Mitigation code(s)				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies					
17 Education	Site is 6	Site is 670m west of Blakehill Primary School and 1.9km south of Immanuel College.										
4.0		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment		nities nearb					a broad range of high quality and diverse eithin 5km of the site and Bradford city centre					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, 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 to help tackle local deprivation.											

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/013C - Westfield Lane (Rear Kingsway) Wrose	0.8	Open green space with areas of scrub and trees	Greenfield	28 dwellings (based on 35dph)	Preferred Option: NE3/H

Summary of assessment for NE/013C:

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 services and amenities, and employment areas. However, access to both primary and secondary schools is somewhat limited due to the distances involved.

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 a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site.

SA Objective	Baseline	Effect on	SA Object	tive								
CAT OBJECTIVE	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	eenfield. ALC grade at the site is 'Urban'. Site coincides with sandstone and coal MSAs.										
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	Site is in FZ1. Site has a limited extent of land at a low risk of surface water flooding and a very limited extent at high and medium risk in the southernmost corner. It is expected that these areas could be avoided through a careful layout of development. However, development could also 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							1 100m of a surface waterbody. Developme consumption.	nt at the site				
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
Biodiversity & geodiversity	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. 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	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely											
	1											

	Baseline	Effect on	SA Object	tive								
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
8 Cultural heritage	Develop	ment at th	e site wo	ould be u	nlikely to	have a c	discernible impact on any heritage asset o	r historic area.				
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	homes v		xpected	to result	in a mino	r increas	an AQMA or CAZ. The construction and construction and construction in relation to existing levels	•				
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	at Shiple		Station.	The site	-	-	t services. The nearest railway station is for pedestrians, but somewhat limited for					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimun	d tenures n criteria o	of the ho f policies	ousing is 3 HO4 an	provided d HO5 (1	in line w 10 or moi	rards satisfying Bradford's housing needs, ith the Local Plan policies. The developm homes, or an area of more than 0.5ha), o reflect local need.	ent would meet th				
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
services	The site	The site is within 600m of key services and amenities along Wrose Road.										
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	interaction		t the dev	elopmen	t being of	f a scale	mmunity, encouraging participation and c that may put pressure on local services a	-				
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4					
							200, 201	14a				
				•			nge of culture and leisure opportunities in ing Wrose Road and the surrounding area	cluding pubs,				
				•			nge of culture and leisure opportunities in	cluding pubs,				
leisure 15 Safe & secure	The conlocation	+/- struction a where the	P nd occup re are cu could po	LT pation of urrently notentially e	IR IR new homone, and enhance	M nes would so an incommun	nge of culture and leisure opportunities in ng Wrose Road and the surrounding area	cluding pubs,				

0.1.01: "	Baseline	Effect on S	SA Object	ive								
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	target dis	Residents would be within 850m of the nearest medical centre, Wrose Health Centre, putting it just outside the target distance. The site is 4.1km north-east 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 Education		rest prima School, is	-		-	L y School	SP6, SP14, SP16, EC3, DS5, CO2 is 840m east of the site. The nearest seco	17a, 17b ndary school,				
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 Bradford, including the Shipley Employment Zones 1.1km north and the Canal Road Employment Zone 1.6km south-east.											
19 Economy	Employment Zone 1.6km south-east. + P LT IR H 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 economy, such as by increasing the 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
NE/022 - Doctor Hill, Idle	0.42	Grazing	Greenfield	13 dwellings	Discounted

Summary of assessment for NE/022:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives as a result of impacts associated with development on greenfield land. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs, public transport and schools, with particularly good access to health facilities.

2. 2	Baseline	Effect on	SA Object	ive								
SA Objective	trend	Score of effect Score		Mitigating or enhancing Local Plan policies	Mitigation code(s)							
3 Land &			Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3d				
Buildings		Site is within a coal MSA. Site has urban grade ALC soils. Site is a large (>0.4ha) greenfield site so development would not constitute an efficient use of land. The ALC grade for this area 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 is at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.											
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	Site is not within a GSPZ and there are no surface waterbodies within 100m of the site. However, the construction and occupation of homes would be likely to increase water consumption at this location in reexisting levels.							•				
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
Biodiversity & geodiversity	a greenf		evelopme		-	-	s directly impacted by development on the see a reduction in the site's biodiversity va					
7		-	Р	LT	IR	М	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b				
Landscape & townscape	Developments would have no effect on an AONB or National Park. The loss of greenfield land would have negative impacts on the quality and character of the site from a loss of visual amenity to local residents and visitors.											
8 Cultural	O n/a n/a H SP2, SP10, EN3, EN4, EN5, EN6, DS3											
heritage	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.											
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e				

	Baseline	Effect on	SA Object	ive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
							s expected to be a minor reduction in air of construction and occupation of new home	· -	
		+	Р	LT	IR	M	SC2, H09, TR1, TR3, DS4	10a – 10e	
10 Transport	Station,		orth-eas	t. The sit	-		I s. The nearest railway station, Apperley B ss for pedestrians, but somewhat limited fo		
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
1 Housing	types an minimun	nd tenures n criteria o	of the ho f policies	using is HO4 an	provided d HO5 (1	in line w 0 or mo	s satisfying Bradford's housing needs, deprith the Local Plan policies. The development homes, or an area of more than 0.5ha), to reflect local need.	ent would meet th	
12 Accessible		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a	
services	The site	has good	access to	o the ran	ige of ser	vices ald	ong Bradford Road.		
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion	commun		tion, with	out the c	developm	ent bein	within an existing community, encouraging g of a scale that could put pressure on locand place.		
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
eisure		good acce cultural an					ties in the local area, being within 500m wooad.	alk of a varied	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	location	where cur	rently the	ere are n	one, but o	could po	uce new potential victims or targets of crim tentially enhance community cohesion and mbat the local risk of crime.		
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a	
6 Health	target di excellen	stance of a	a hospita o outdoor	I, with Ed	ccleshill C which car	Commun n have p	wall Medical Centre 780m south west. The lity Hospital 1.6km south east. Residents we ositive health effect both physically and me	ould have	
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
Education		00m from esired rang		Primary	School. I	mmanue	College is over 1.6km north from the site	, putting it outside	

	Baseline	Effect on S	SA Object	ive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
40		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	opportur	•	y, with t	he centre	of Bradt		a broad range of high quality and diverse on the the west of the site and being within 5		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the 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
NE/025B – Simpsons Green	1.63	Open space	Greenfield	52 dwellings	Preferred Option: NE4/H

Summary of assessment for NE/025B:

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 predicted for most natural environment themed SA Objectives, primarily as a result of impacts associated with development taking place on greenfield. The site is well situated to provide residents with good access to key services and amenities, including shops, jobs, health facilities and cultural spaces, with particularly good access to schools. The nearest bus stop and train station are outside the target distances of 400m and 800m.

	Baseline	Effect on	SA Objec	tive									
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
3 Land &			Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3d					
Buildings		Site coincides with coal, sand, and gravel MSAs. Site has Grade 3 ALC soils, which could potentially include BMV soils and as a large (>0.4ha) greenfield site, development on NE/025B would not be an efficient use of land.											
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience	boundar	y. Given tl f developn	he size c	of the site	e in relati	on to thi	w and medium surface water flood risk withins, it is expected that it would be avoided through the avoided through the avoided through the avoided that it would be avoided through the avoided the avoided that it would be	ugh a careful					
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources			•		•		one but development would result in a minor acent to the Aire Valley Towpath.	increase in waste					
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h					
6 Biodiversity & geodiversity	Development at this site may disrupt the wash lands habitat network situated within the northern border of the site, it is also adjacent to the Leeds Liverpool canal conservation area and may indirectly affect it via noise or air pollution from development. Further the loss of greenfield land may have a negative impact on habitat connectivity and biodiversity in the area. The site is located approximately 5.4km from Trench Meadows, 6.7km from the South Pennine Moors and 7.2km from Bingley South Bog, all of which are SSSIs. 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.												
7 Landscape		-	Р	LT	IR	М	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b					
& townscape							National Park. The loss of greenfield land we site from a loss of visual amenity to local res						
		-	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					

	Baseline	Effect on	SA Objec	tive									
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
8 Cultural				-		-	evelopment would be likely to have a negative						
heritage	_	of the herital djacent to	-			ction of v	risual amenity from the loss of greenspace. In	n addition, the					
9 Air quality	310 13 40	-	P	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e					
		Site is not within an AQMA or a CAZ, however there is expected to be a minor reduction in air quality relative to											
	current I	evels due	to the po	Ilution a	ISSOCIATE	d with th	e construction and occupation of new homes SC2, HO9, TR1, TR3, DS4	s. 10a – 10e					
10			'			I WI	002, 1103, 1111, 1110, 1104	100 100					
Transport	Bridge R		tation, is	within 7	'50m of t	he site. ⁻	th-west of the site. The nearest railway station The site has good access for pedestrians, buths.						
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types an minimun	nd tenures n criteria o	of the ho	ousing is s HO4 aı	provide nd HO5 (d in line (10 or m	by the control of the	nt would meet the					
12 Accessible services	esp est	+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a					
SCIVICES	The site	has good	access	to a rang	e of ser	ices inc	luding those around 800m north west along I	lew Line.					
13 Social		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
cohesion	commun	nity interac	tion, with	nout the	developr	ment bei	I s within an existing community, encouraging ng of a scale that could put pressure on loca and place.						
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	Site has good access to culture and leisure opportunities in the local area, being within 800m of places of worship and recreation ground along New Line.												
15 Safe &		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a					
secure	location	where cur	rently th	ere are r	none, but	t could p	duce new potential victims or targets of crime otentially enhance community cohesion and combat the local risk of crime.						
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5						
16 Health	distance would pr	. The site rovide new	is within residen	the targets with g	et distan Jood acc	ce of a h	Haigh Hall Medical centre, putting it just outside it just out	.7km south. Site					
17 Education		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
	Site is 8		Greenga P	tes Prim	nary Acad	demy an H	d 1km from Immanuel College. SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a 19h					
18 Employment		+ uld provide	residen	ts with g	ood acce	ess to a	broad range of high quality and diverse empl	18a, 18b oyment					

SA Objective	Baseline	Effect on	SA Objec	tive						
	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies M	Mitigation code(s)		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the 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
NE/030 – Wapping Road	0.5	PDL, including car parking and buildings.	Brownfield	21 dwellings	Discounted

Summary of assessment for NE/030:

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being entirely within the CAZ. This could potentially make achieving air quality improvement targets within the CAZ more difficult.

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 local services and amenities, and employment areas.

The site is brownfield and appears derelict, so residential development here could be an efficient use of land, providing opportunities for achieving biodiversity net gains and enhancing the local townscape character. There are two Grade II Listed Buildings within the site which appear to have fallen into a state of disrepair, so development here would be an opportunity to improve the setting of the Listed Buildings and to provide new investment that could regenerate them.

SA Objective	Baseline	Effect on	SA Object	tive				
CAT CONJUGATO	trend	Score of effect	Permanence	Duration	Reversibility	Mitigating or enhancing Local Plan policies Output Description Output		Mitigation code(s)
3 Land & Buildings	Site coir		a sands			-	SP4, SP8, SP9, HO2, TR5 portunities for reusing structures or construent an efficient use of the land resource, subjective structures.	
4 Climate change resilience	Site is in	+ FZ1 and i	P s not at	LT risk of st	IR urface wa	M ater flood	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7 Jing.	4a – 4e
5 Water resources							SP9, EN1, EN2, EN7, EN9 100m of a surface waterbody. Developme consumption.	5a – 5e nt at the site
6 Biodiversity & geodiversity	condition designat	n. New dev	velopmei ould be a	nt here v a good o	vould be	unlikely	SP10, SP11, EN1, EN2, EN3, EN7, EN9 De likely that it is of limited biodiversity value to result in any discernible effects on a biodiver biodiversity net gains at the site such as	diversity
7 Landscape & townscape	of disrepthis loca	pair. It is co tion has a s of high vi by various	nsidered more po isual am	d to be li sitive inf enity val	kely that fluence o lue or by	new dev n the loc ensurinc	SP2, EN1, EN3, EN5, EN6, DS2, DS3 appear to be potentially derelict and to have relopment at the site would be an opportunical townscape character, such as by incorportate the new development is of a high qualewhat dependent on the design and impler	ty to ensure that orating GI lity design (as

			_	1.7	ın		ODO ODAO ENO ENA ENE ENO DOS	0- 0-
		+	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Boundary V site appear developme	Valls', and to be defined the definition to the	nd 'Scho erelict ar s site wo	ool Hous nd to hav uld be a	e at Wap /e fallen n opporti	ping Ro into a st unity to i	te, including 'Wapping Road School with Att and School'. The site is a PDL plot and the bate of disrepair, including the Listed Building mprove the setting of the Listed Buildings was Buildings and better preserves them for f	uildings within the gs. New rithin the site and
			Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality		nt target					lopment at this location could make achieving pollution associated with the construction a	
40.7		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport		orster So	quare Ra	ailway St	tation. Th	ne site h	ces. The nearest railway station is 625m soo as good access for pedestrians, but somew	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types and to minimum co	enures of	of the ho policies	using is HO4 an	provided d HO5 (I in line v 10 or mo	wards satisfying Bradford's housing needs, with the Local Plan policies. The development or homes, or an area of more than 0.5ha), to reflect local need.	nt would meet the
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services	Residents v along Cana		e within (600m of	a range	of key se	ervices and amenities at Forster Square Sh	opping Park and
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	without disr without the local sense	rupting of develop of coming n 100m	ohesive oment be munity a of A650	ness of eing of a nd place	existing of scale that e.	commun at may p centially	in an existing community in an area of high ity, encouraging participation and community the pressure on local services and facilities of the pressure on the quality of life of new residents pance.	ty interaction, or could alter the
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure			-	-			such residents would have excellent acces bubs, restaurants, museums and places of v	
		+	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	developme	nt, and p	ootential	ly improv	ve pride i	n the lo	wo large derelict buildings with high-quality cal area. If the site were to not be allocated te local crime rates.	

		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	Residen	Residents would be within 350m of the nearest medical centre, Farrow Medical Centre. The site is 2.2km north-											
то пеаш	east of a general hospital, St Luke's Hospital.												
	Residents would have excellent access to green space, being 600m south of Peel Park, which could im both physical and mental health for the residents of the development.												
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education	The nea	rest prima	ry schoo	I, Westm	inster C	E Primai	ry School, is 350m north of the site. The near	rest secondary					
	school, Carlton Bolling College, is 550m east of the site.												
40		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	The site	would pro	vide resi	dents wi	th good	access to	o a broad range of high quality and diverse	employment					
Employment	opportui the site.		e centre	of Bradfo	ord, inclu	ding the	Canal Road Employment Zones which is 35	50m north-west of					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy							ld have a minor beneficial impact on the loca	• .					
19 Economy	-	as by increasing the demand for local goods and services and enhancing the pool of potential employees for											
			-				nment could lead to an improved attractiven	ess to the area,					
	which co	ould encou	rage furt	her inwa	rd inves	tment to	help tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/031 – Prospect Road	0.48	Open green space with trees and grasses	Greenfield	15 dwellings	Preferred Option: NE5/H

Summary of assessment for NE/031:

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being entirely 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 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 local services and amenities, and employment areas.

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 adjoining deciduous woodland priority habitat.

CA Objective	Baseline	Effect on	SA Object	tive								
SA Objective	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	e is greenfield. Site coincides with sandstone and coal MSAs. 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 eable surfa					ding. However, development could lead to a	an increase in				
5 Water		-	Р	LT	IR	М	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 – 6f				
Biodiversity & geodiversity	its currer ecologic	nt condition al connect	n. New c	levelopm e norther	nent here n perime	could reter of the	luding trees and is likely to be of some biodeduce biodiversity value at the site and red e site is adjacent to deciduous woodland pas through impacts on root zones.	uce local				
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				

	Baseline	Effect on	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
7 Landscape & townscape	National that con- be likely residenti	Parks or A tains GI ele to adverse al built for	AONBs. ements o ely alter m, which	However of potent the local n would h	r, resider ially high townsca nelp to lir	ntial devential and land and land land land land land	scernible effect on any landscape designation and landscape and the loss amenity, including trees and woodland, and andscape character. The site is adjacent to agnitude for potential effects, but at this state cannot be ruled out.	of open greenfield it would therefore existing
8 Cultural heritage	Walls', a site option setting of	ind 'Schoo on NE/030	l House). The si sted Build	at Wapp te is gree	ing Road enfield a	d School nd open	SP2, SP10, EN3, EN4, EN5, EN6, DS3 ng 'Wapping Road School with Attached Ste ' are within 30m south-west of the site (both space. New development here could adversinised that the Listed Buildings currently app	being within the sely alter the
9 Air quality		ment targe					SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 Iopment at this location could make achieving pollution associated with the construction as	
10 Transport	at Bradfo		r Square	Railway	Station.	site has	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 nt services. The nearest railway station is 6 good access for pedestrians, but somewhat	
11 Housing	types an minimun	d tenures n criteria o	of the ho	ousing is s HO4 ar	provided nd HO5 (d in line v 10 or mo	SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 wards satisfying Bradford's housing needs, with the Local Plan policies. The development ore homes, or an area of more than 0.5ha), to reflect local need.	nt would meet the
12 Accessible services		+ ts would b anal Road.		LT 600m of	IR a range	H of key s	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 ervices and amenities at Forster Square Sh	12a opping Park and
13 Social cohesion	without o	disrupting	cohesive pment be	eness of eing of a	existing scale th	commun	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 in an existing community in an area of high ity, encouraging participation and community out pressure on local services and facilities of	ty interaction,
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

	Baseline	Effect on	SA Object	tive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
14 Culture & leisure			-	-			such residents would have excellent accessous, restaurants, museums and places of		
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	location new dev	where the	re are cu	irrently n tentially	one, and enhance	d so an i	ild introduce new potential targets and victincrease in crime at the site cannot be ruled nity cohesion and wellbeing, or increase na	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	a general h ts would h	ospital,	St Luke's	s Hospita cess to g	al. reen spa	ical centre, Farrow Medical Centre. The sit ace, being 600m south of Peel Park, which the development.		
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
Education		rest prima Carlton Bo	-				ry School, is 375m north of the site. The ne site.	arest 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 centre of Bradford, including the Canal Road Employment Zones which is 400m north-west the site.								
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	as by inc						I Id have a minor beneficial impact on the loc rvices and enhancing the pool of potential o	•	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/034 – Exmouth Place	5.84	Vegetation and open space	Greenfield	153 dwellings	Preferred Option: NE6/H

Summary of assessment for NE/034:

A significant adverse effect has been predicted for the air quality SA Objective due to the site being situated within the CAZ. A significant adverse effect can also not be ruled out for the cultural heritage objective. The site is 10m west of the Registered Park/Garden Peel Park. Development at this 5.84ha greenfield site could alter the setting of this important heritage asset.

Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of effects associated with development on greenfield. 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 good access to key services and amenities, including shops, cultural spaces and jobs, with particularly good access to schools, public transport and health facilities.

SA Objective	Baseline	Effect on S	SA Object	ive									
	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
3 Land &			Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3e					
Buildings							ge (>0.4ha) greenfield site with urban grad the land resource.	de ALC soils.					
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
resilience	Site is in	Site is in FZ1. There are very slight incidents of low risk of surface water flooding within the site boundary.											
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e					
5 Water resources	Site is not within a GSPZ and there are no surface waterbodies within 100m of the site. However, the constructio and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.												
		upation of	nomes w	ould be i	iikely to ii	ncrease	water consumption at this location in relat	ion to existing					
		upation of	P P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h					
6 Biodiversity & geodiversity	The site the wide could receive Residen connection. The site are SSS	is within a ar area. The duce the b tial develo vity due to is located als. The site	P green in ere is a color in the loss approxing falls with the loss approximation of the loss ap	LT Ifrastructor leciduous ty of the a ere would of green mately 5.3	IR ure corrices woodla area or not likely refield land	M dor so de nd priori egatively duce the d. Trench ct Risk Z		6a – 6h t connectivity in , development vity of the area. e local habitat Bog, both of which					

	Baseline	Effect on S	SA Object	tive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
7 Landscape & townscape	-	ment woul ly alter the			n AONB	or Natio	nal Park. The loss of some greenfield and	open space could	
			Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	setting of there is	of this impo a Grade II	rtant hei I Listed E	ritage ass Building ju	set. ust south	of the s	the site. Development at NE/034 could po	•	
	indirectly	/ affected I	P the de	LT	IR	M M	g the visual amenity of the site. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e	
9 Air quality	would be associat	e expected ed with ho	l to resul mes and	t in a min I transpor	or increa t movem	ase in air nents. Th	an AQMA. The construction and occupating pollution in relation to existing levels due to exist it is also situated within a CAZ, reducting quality targets.	to pollution	
		+	Р	LT	IR	М	SC2, HO9, TR1, TR3, DS4	10a – 10e	
10 Transport	at Bradfe		r Square	Railway	Station.	The site	t services. The nearest railway station is 1 has good access for pedestrians, but som		
		+	Р	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	types an	d tenures	of the ho f policies	ousing is HO4 an	provided d HO5 (1	in line w	s satisfying Bradford's housing needs, dep vith the Local Plna policies. The developme re homes, or an area of more than 0.5ha),	ent would meet the	
12 Accessible		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2, EC5, H03, H012	12a	
services	The site	has good	access t	o the ran	ge of sei	rvices ald	ong Otley Road and Canal Road.		
		++	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion	high dep	rivation, e	ncouragi	ing partic	ipation a	nd comn	with high quality housing within an existing nunity interaction, without the developmen or could alter the local sense of communit	t being of a scale	
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure		good acce g centres a			leisure o	opportun	ities in the local area, including the local pl	aces of worship,	

SA Objective	Baseline	Effect on S	SA Object	ive						
	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	location	where cur	rently the	ere are no	one, but	could po	uce new potential victims or targets of crime tentially enhance community cohesion and mbat the local risk of crime.			
		++	Р	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a		
16 Health	provide i exercise residents	residents v	vith exce nunity er velopme	ellent acco	ess to a o	diverse r unities, v	st being Farrow Medical Centre 515m east. ange of semi-natural habitats with opportun which could improve both physical and men urget distance of a hospital, with Leeds Roa	ities for outdoor tal health for the		
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
Education	Site is 200m east of Westminster CE Primary School and 800m north east of Carlton Bolling College.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	opportur	•	nearby,	being or	nly 1km r		a broad range of high quality and diverse en he centre of Bradford, there are ten Employ			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	increasir business	ng the dem ses. An imp	and for l	ocal goo	ds and s built envi	ervices a ronment	I have a minor beneficial impact on the local and enhancing the pool of potential employer could lead to an improved attractiveness to ckle local deprivation.	ees for local		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/035 - Barkerend Mill, Barkerend Road	1.1	Previously developed and contains a Listed Building	Brownfield	173 dwellings	Preferred Option: NE7/H

Summary of assessment for NE/035:

A significant adverse effect has been predicted for the air quality SA Objective due to the site being within the CAZ. No other significant adverse effects have been predicted. As a PDL plot containing existing buildings, this site would be an opportunity to deliver biodiversity net gains and improvements to the local character and setting. The site falls within the South Pennine Moors SSSI/SPA/SAC Impact Risk Zone; thus, Natural England may need to be consulted to ensure no adverse effects on designated sites. One of the buildings within the site is the Grade II Listed Building 'Barkerend Mill', which is a large building understood to have been damaged in a fire. At this stage it is somewhat uncertain how this heritage asset would be impacted by the site allocation but it is considered to be likely that development here would be an opportunity to either repair and revitalise the asset or, if it is beyond repair, to deliver improvements to the local character by replacing the large fire-damaged building. The site is well located to provide residents with good access to key services and amenities, including shops, public transport, jobs, and cultural spaces, with particularly good access to schools and health facilities.

OA Objective	Baseline	Effect on S	SA Object	tive							
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		+/-	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3b, 3c			
3 Land & Buildings	MSA wit contaminexisting	h which it on the contraction which	coincide ch would on-site co	s. NE/03 I need to ould be r	5 is on a be reme e-used b	landfill sediated bout the re	at use of land, depending on the potential im site and therefore there are likely to be issue before development could commence. It is un e-use of materials would improve the resource ban.	es with soil nknown if the			
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e			
resilience	Site is in Flood Zone 1 and approximately half of the site is at low risk of surface water flooding.										
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	Site wou	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption. As a former landfill site, the water resources within the site could potentially be contaminated, which could pose a threat to human health, particularly during construction.									
		+/-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			

SA Objective	Baseline	Effect on S	SA Object	tive				
	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
6 Biodiversity & geodiversity	The site	falls within	ı a SSSI	Impact I	Risk Zon	e for the	ty to enhance the biodiversity value of the second the second part of	rther consideratio
andscape		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
ownscape							oviding the development is in-keeping with to ortunity to improve the local character.	he existing built
		-	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
Cultural eritage	within th	e site. At tl	nis stage e demoli	e, it is un ition or, a	clear wh alternativ	ether the	ation Area. The Grade II Listed Building 'Ba e Listed Building would be incorporated into e new development would be laid out arour	the development
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
Air quality		ment targe					lopment at this location could make achieve pollution associated with the construction	
0		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
ransport	Railway		ne site is	very ac			nt services and is 1km north-east of Bradforestrians and cyclists although there is a lack	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an	nd tenures n criteria of	of the ho f policies	ousing is s HO4 ar	provide nd HO5 (d in line 10 or m	wards satisfying Bradford's housing needs, with the Local Plan policies. The development ore homes, or an area of more than 0.5ha), to reflect local need.	ent would meet th
2 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services			collopt c	access to	a diver	se range	of services and amenities in highly access	ible locations
						_	ntre of Bradford.	ible locations

SA Objective	Baseline	Effect on S	SA Object	tive							
	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
13 Social cohesion	without of without to local ser	disrupting of the develop nse of com	cohesive oment be munity a	eness of eing of a and place	existing scale the. Site is	commun at may p adjacen	in an existing community in an area of high ity, encouraging participation and communit pressure on local services and facilities ot to A658, which would be likely to impact or ion and noise and visual disturbances.	y interaction, r could alter the			
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure						-	of culture and leisure opportunities in highly the centre of Bradford.	accessible			
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where the	re are cu	irrently n tentially	one, and enhance	d so an i	eld introduce new potential targets and victime nerease in crime at the site cannot be ruled on nity cohesion and wellbeing, or increase nat	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 within 800m of the nearest GP surgery, Hillside Bridge Health Care Centre. Site is within 1km of a general hospital, Leeds Road Community Hospital. Site would provide new residents with good 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.										
		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education		Primary S					D Academy to the north of the site and Saint ate secondary school, Carlton Boiling Colleg				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	opportur	-	nearby				l o a broad range of high quality and diverse e r afield towards the regional city in the south				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	increasir business	ng the dem ses. An im	nand for proveme	local god ent in the	ods and a built en	services vironmer	Id have a minor beneficial impact on the local and enhancing the pool of potential employent could lead to an improved attractiveness to ackle local deprivation.	ees for local			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/044 - Northwood Cres, Thorpe Edge	0.78	Predominantly green and open space, with small area of hard standing.	Greenfield	27 dwellings (at 35dph)	Discounted

Summary of assessment for NE/044:

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 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.

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. A small waterbody runs through the site which is associated with a band of high surface water flood risk, but it is expected any risk could be avoided through careful layout of the development. Careful consideration around protecting the water quality would be required.

SA Objective	Baseline	Effect on	SA Object	ive				
	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3e
Buildings	Site is g	reenfield. A	ALC grad	le at the	site is 'Ur	ban'. Sit	e coincides with a coal MSA.	
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
change resilience	with a sr south of expected	mall waterb the strean d that it wo	oody with the land ould be a	nin the sit d is not a voided th	e. North t risk. Giv rough a	of the st ven the s careful la	urface water flood risk (north-east to south- ream the site is at low risk of surface water size of the site and location of the high risk ayout of development. However, developm urrent levels.	flooding and land, it is
E Wotor		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	quality.		ent at the	site wou	ıld be exp		of the site. Development here could pose presult in a minor increase in water consur	
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	its curre		n. New d	•			uding trees and is likely to be of some biod duce biodiversity value at the site and redu	•
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b

	Baseline	Effect on	SA Object	ive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
7 Landscape & townscape	National that cont adversel form, wh	Parks or A ains GI ele y alter the	AONBs. I ements c local tov help to li	However of potenting the potential potential with the mitthe mitter mitthe mitt	r, resident ally high and land nagnitude	tial devel visual an scape che for pote	cernible effect on any landscape designation lopment at this site could result in the loss nenity, including trees, and it would therefor naracter. The site is adjacent to existing resential effects, but at this stage a minor adversal.	of open greenfield ore be likely to sidential built	
8 Cultural heritage		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None	
nemage	Develop	ment at th	e site wo	LT	IR	have a d	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	historic area. 9a – 9c	
9 Air quality	homes w		xpected t	to result	in a mino	r increas	I an AQMA or CAZ. The construction and c se 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	at Apper		Railway	Station.	-	-	t services. The nearest railway station is 1 cess for pedestrians, but somewhat limited		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	types an minimum	d tenures n criteria o	of the ho f policies	using is HO4 an	provided d HO5 (1	in line w 0 or moi	rards satisfying Bradford's housing needs, ith the Local Plan policies. The developme homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the	
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
services	The nea	rest area o	of key se	rvices ar	nd amenit	ies is lo	cated 600m north-west along the High Stre	eet in the centre of	
13 Social cohesion	without t	disrupting	cohesive	ness of e	existing conscious existing constant existing ex	ommunit	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 n an existing community in an area of high ry, encouraging participation and communi tt pressure on local services and facilities of	ty interaction,	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure				_			nge of culture and leisure opportunities income and along the A658.	cluding pubs,	

	Baseline	Effect on	SA Object	tive					
SA Objective	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	location new dev	where the	re are cu could po	irrently no tentially e	one, and enhance	so an in commun	d introduce new potential targets and victir crease in crime at the site cannot be ruled lity 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	north-we Residen within 95	est of a hos	spital, Ed	ccleshill C d access	Communi to green	ty Hospit space p	cal centre, Rockwell and Wrose Practice. I tal. roviding outdoor exercise opportunities, as aprove both physical and mental health for	s well as being	
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
Education		rest prima is 1.2km r	-	-	Primary	is 530m	n north of the site. The nearest secondary	school, Immanuel	
		+	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 Bradford, including the Shipley Employment Zone which is 1.15km north of the site and the regional city centre slightly further a field to the south-west of the site.								
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	as by ind	creasing the	ie demar An impro	nd for loc vement i	al goods n the buil	and serviter	A have a minor beneficial impact on the loc vices and enhancing the pool of potential en ment could lead to an improved attractive melp tackle local deprivation.	mployees for	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/045 - Old Park Road, Thorpe Edge	0.35	Mown grass	Greenfield	16 dwellings	Preferred Option: NE8/H

Summary of assessment for NE/045:

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 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.

Although the site is greenfield it appears to be entirely mown grass, so in fact new development here could provide the opportunity to enhance the biodiversity value.

The loss of the greenfield site would be likely to have a negative impact on the local landscape and townscape. Additionally, there is a small waterbody 60m south-west of the site which could be impacted by the construction and occupation of this site.

OA Obiestica	Baseline	Effect on	SA Object	ive						
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &		-	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3e		
Buildings	Site is g	reenfield. A	ALC grad	le at the	site is 'U	rban'. Sit	e coincides with a coal MSA.	1		
4 Climate change		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
resilience		FZ1 and i able surfa					ing. However, development could lead to a	n increase in		
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources				•			e site. Site is not within a GSPZ. Developn ter consumption at this location in relation			
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
Biodiversity & geodiversity	biodivers through The HRA	The site is greenfield but appears to be entirely comprised of mown grass, and so is likely of very limited biodiversity value. New development here would be an opportunity to enhance the biodiversity value of the site through the inclusion of GI elements such as trees. 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 that, in it characte is adjace	Parks or A s current or er. New de ent to exist	AONBs. I condition velopme ing resid	However, likely m nt here w ential bui	, residen akes a p vould be l ilt form, v	tial deve ositive co likely to a which wo	cernible effect on any landscape designation contribution towards the local landscape and adversely affect this and to alter the local culd help to limit the magnitude for potential pe and townscape cannot be ruled out.	of open greenfield I townscape haracter. The site		

	Baseline	Effect on	SA Object	ive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop	ment at the	e site wo	uld be ur	l nlikely to	have a	I discernible effect on any heritage asset or	historic area.
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes v		xpected	to result i	in a mino	or increas	an AQMA or CAZ. The construction and construction and construction in relation to existing levels	•
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Apperle		ailway S	tation. Sit	-	-	t services. The nearest railway station is 1 ss for pedestrians, but somewhat limited for	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types ar minimur	nd tenures n criteria o	of the ho f policies	using is HO4 and	provided d HO5 (1	in line w	vards satisfying Bradford's housing needs, with the Local Plan policies. The development re homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services		rest area or re of Idle.	of key se	rvices an	d amenit	ties appe	ears to be located 600m north-west along t	he High Street in
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interacti		the dev	elopment	t being of	f a scale	I 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				_			nge of culture and leisure opportunities include and along the A657 and the A658.	cluding pubs,
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are cu	rrently no tentially e	one, and enhance	so an in commun	I d introduce new potential targets and victir crease in crime at the site cannot be ruled lity cohesion and wellbeing, or increase na	out. However,

2. 2.1	Baseline	Effect on S	SA Object	ive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	north-we Residen being wi	est of a hos	spital, Ed ave good of Eccles	cleshill C d access shill Pool	communito to green	ty Hospi space, I	cal centre, Haigh Hall Medical Practice. The cal. Deing 700m south-east of Idle Recreation Could improve both physical and mental hea	Ground, as well as
17 Education		++ rest prima el College,					SP6, SP14, SP16, EC3, DS5, CO2 5m south-east of the site. The nearest seco	17a, 17b andary school,
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur	nities in Bra	adford, ir	ncluding t	the Shiple	ey Emplo	a broad range of high quality and diverse by ment Zone which is 2.23km north-west co-west of the site.	
19 Economy	as by inc						SP6, SP14, SP16, EC1, EC2, EC3, EC4 If have a minor beneficial impact on the locurices and enhancing the pool of potential e	•

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/046 - Arthur Street, Idle	0.97	PDL, Springfield Scrapyard	80% Brownfield	40 dwellings	Preferred Option: NE9/H

Summary of assessment for NE/046:

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 predicted for water resources and air quality SA Objectives, as predicted for nearly all sites. This PDL plot would be a good opportunity to deliver biodiversity net gains and improvements to the local character. The site is generally well situated to provide residents with good access to key services and amenities, including shops, cultural spaces, buses, jobs and schools, with particularly good access to health facilities.

CA Objective	Effect on SA Objective Baseline							
SA Objective	trend	Permanence Permanence Permanence Permanence Certainty		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c
3 Land & Buildings	situated re-use o	within coa f materials Site is used	l and sar would ir	ndstone mprove t	MSA. It i he resou	s unkno ırce-effic	I se of land, depending on effects on the MS/ wn if the existing buildings on-site could be iency of any development. The ALC grade of a risk of contaminated land that may be re	re-used but the of the land is
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	Site is w	ithin FZ1.	There ar	e areas	of low of	surface	water flooding within the site boundary.	•
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							n 100m of site. Development would result in ation to existing levels.	a minor net
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversity	air pollut opportur The HRA	tion from d	evelopm ance the g proces	ent, how biodiver ss has id	vever as sity on site	the curre ite. hat likely	poitat, which may be indirectly negatively affer ent use is as a car park and scrapyard this way y significant effects on the South Pennine Mage.	vould still be an
7 Landscape		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
& townscape							e development would be an opportunity to in eping with the existing built form of the local	•
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	-	l ment at thi nible impad			-		l servation Area. Development at site would b ic areas.	e unlikely to have
9 Air quality		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c

SA Objective	Baseline	Effect on S	SA Objec	tive				
	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
							is expected to be a minor reduction in air q e construction and occupation of new home	
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Fransport	Apperley		Station.	The site	is very a		ices. Site is 2.8km south-west of the closes e for pedestrians and cyclists although there	-
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an	nd tenures n criteria o	of the he	ousing is s HO4 ar	provide nd HO5 (d in line v (10 or mo	wards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), to reflect local need.	nt would meet th
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services						_	of services and amenities in highly accessi along Bradford Road.	ble locations,
		++	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	without	disrupting (cohesive	eness of eing of a	existing scale th	commun	in an existing community in an area of high ity, encouraging participation and community the pressure on local services and facilities of	ty interaction,
		nse of com	munity a	and place				
		-	munity a	LT	IR	н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	local ser	nse of com	P ts with g	LT ood acce	IR ess to cu	Itural and		
eisure	local ser	+ + rs resident	P ts with g	LT ood acce	IR ess to cu	Itural and	DS3, DS4	
eisure 15 Safe &	Site offe cultural a	+ ers resident and leisure +/- sidential de s where cu	P s with g s spaces P velopmerrently t	LT L	IR ess to cu radford I IR site wor	Itural and Road. M uld introdut it could	DS3, DS4 d leisure areas, being within a 500m walk of	a varied array of 15a e at vacant
eisure 15 Safe & secure	Site offe cultural a	+ ers resident and leisure +/- sidential de s where cu	P s with g s spaces P velopmerrently t	LT L	IR ess to cu radford I IR site wor	Itural and Road. M uld introdut it could	DS3, DS4 d leisure areas, being within a 500m walk of SP1, SP3, SP4, SP16, HO9, DS5, CO2 duce new potential victims or targets of crime potentially enhance community cohesion a	a varied array of
	Site offe cultural a New res locations increase Site is 7 would ha	+/- sidential de s where cue natural su	P ss with g spaces P velopme rrently ti urveilland P of Rockvent acce	LT ood acce along B LT ent at the nere are ce, and s LT well Medi ss to out	IR ess to cu radford I IR site wor none, bu to could IR ical Cent	Muld introdut it could help to c	DS3, DS4 d leisure areas, being within a 500m walk of SP1, SP3, SP4, SP16, HO9, DS5, CO2 duce new potential victims or targets of crime potentially enhance community cohesion a sombat the local risk of crime. SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,	a varied array of 15a e at vacant and wellbeing, or 16a, 16b pital. Residents

SA Objective	Baseline	Effect on S	SA Object	tive							
	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
17	Site is w	Site is within 600m of Blakehill Primary School. Site is 1.6km south of Immanuel College, putting it outside the									
Education	desired i	desired range.									
40		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	Site would provide residents with excellent access to a broad range of high quality and diverse employment										
Employment	opportunities nearby, with the centre of Bradford 1.5km to the west of the site and multiple other employment										
	sites with	hin 5km.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy increasing the 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
NE/047 – Ravenscliffe Avenue, Ravenscliffe	0.49	Vacant grass	Greenfield	17 dwellings (based on 35dph)	NE10/H

Summary of assessment for NE/047:

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 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.

	Baseline	Effect on	SA Objec	tive				
SA Objective	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 gr	reenfield.	ALC Gra	de at the	site is 'l	Urban'. S	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 in a same same same same same same same sa					I ling. However, development could lead to a	n increase in
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							1 100m of a surface waterbody. Developmer consumption.	nt at the site
6 Biodiversity		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
& geodiversity	_						otentially be of some biodiversity value. New reduce local ecological connectivity.	v development
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National that, in it characte is adjace	Parks or A s current or er. New de ent to exist	AONBs. condition velopme ing resid	Howeven, likely ment here was the likely ment here was the likely mential but the likely me	r, residei nakes a p would be uilt form,	ntial deve positive of likely to which w	Scernible effect on any landscape designation scenible effect on any landscape designation elopment at this site could result in the loss contribution towards the local landscape and adversely affect this and to alter the local could help to limit the magnitude for potential ape and townscape cannot be ruled out.	of open greenfield d townscape haracter. The site
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	-	ment at th			-		servation Area. Development at site would bic areas.	oe unlikely to have

		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes w		xpected	to result	in a min	or increa	n an AQMA or CAZ. The construction and ase in air pollution in relation to existing le	
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5 TR6	5, 10a – 10d
o Transport	at New F		ilway St	ation. sit	-	-	nt services. The nearest railway station is ss for pedestrians, but somewhat limited f	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimum	d tenures n criteria o	of the ho	ousing is s HO4 ar	provided nd HO5 (d in line (10 or m	wards satisfying Bradford's housing needs with the Local Plan policies. The developr ore homes, or an area of more than 0.5has to reflect local need.	nent would meet th
12 Accessible services	Themes	+	P of key se	LT LT	IR ad amen	H ities and	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 ears to be located 600m west of the site of	12a
, C. 1 1000						nues app	ears to be located booth west of the site t	ni victoria recad.
55. 11000	The nea	++	P P	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social	Develope without of without t	++ ment woul	P d provid cohesive	LT e high-queness of eing of a	IR uality ho existing scale th	mes with commur	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 in an existing community in an area of highity, encouraging participation and community pressure on local services and facilities	gh deprivation (IMD nity interaction,
13 Social cohesion	Develope without of without t	++ ment woul disrupting on the develo	P d provid cohesive	LT e high-queness of eing of a	IR uality ho existing scale th	mes with commur	 nin an existing community in an area of hig nity, encouraging participation and commu	gh deprivation (IMD nity interaction,
13 Social cohesion 14 Culture & leisure	Develop without of without t local ser	++ ment woul disrupting on the develop ase of com + ts at the si	P d provid cohesive oment be munity a	LT le high-queness of eing of a and place LT	IR uality hor existing scale the	mes with communat may p	hin an existing community in an area of highlity, encouraging participation and community pressure on local services and facilities SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	gh deprivation (IMD nity interaction, s or could alter the
13 Social cohesion	Develop without of without t local ser	++ ment woul disrupting on the develop ase of com + ts at the si	P d provid cohesive oment be munity a	LT le high-queness of eing of a and place LT	IR uality hor existing scale the	mes with communat may p	in an existing community in an area of highity, encouraging participation and community pressure on local services and facilities SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 ange of culture and leisure opportunities i	gh deprivation (IMD nity interaction, s or could alter the
13 Social cohesion 14 Culture & eisure	Develop without of without to local ser Residen restaura. The consocion new dev	ment would disrupting the development with the sit at t	P d provid cohesive coment be munity a P te would nes and P nd occu re are cu could po	e high-queness of eing of a and place LT I have go outdoor LT pation of urrently notentially	IR uality horexisting scale these. IR Dood acceleisure s IR	mes with communiat may p H ess to a repaces a M mes would so an itele communiates would so an itele communicates with the communicates and the communicates are set to a repace and the communicates	in an existing community in an area of highity, encouraging participation and community put pressure on local services and facilities SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 ange of culture and leisure opportunities it long Harrogate Road and Victoria Road.	ph deprivation (IMD nity interaction, so or could alter the 14a ncluding pubs, 15a tims of crime at a ad out. However,
13 Social cohesion	Develop without of without to local ser Residen restaura. The consocion new dev	ts at the sints, church	P d provid cohesive coment be munity a P te would nes and P nd occu re are cu could po	e high-queness of eing of a and place LT I have go outdoor LT pation of urrently notentially	IR uality horexisting scale these. IR Dood acceleisure s IR	mes with communiat may p H ess to a repaces a M mes would so an itele communiates would so an itele communicates with the communicates and the communicates are set to a repace and the communicates	hin an existing community in an area of highlity, encouraging participation and community pressure on local services and facilities SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 ange of culture and leisure opportunities i long Harrogate Road and Victoria Road. SP1, SP3, SP4, SP16, H09, DS5, CO2 uld introduce new potential targets and victoricease in crime at the site cannot be rule	ph deprivation (IMD nity interaction, so or could alter the 14a ncluding pubs, 15a tims of crime at a ad out. However,
13 Social cohesion 14 Culture & eisure 15 Safe & secure	Development of the construction of the constru	ts at the sints, church struction a where the elopment ould help	P d provid cohesive oment be munity at the would nes and P nd occurre are cucould pote to combine t	LT le high-queness of eing of a and place LT I have go outdoor LT pation of urrently notentially at the local courts of the near south of the sout	IR uality horexisting scale the e. IR pood acceleisure s IR rest GP s a general	mes with communat may p H ess to a repaces a mes word so an ite communates for the communates are communitative are co	in an existing community in an area of highity, encouraging participation and community put pressure on local services and facilities. SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	ph deprivation (IMD nity interaction, so or could alter the 14a 14a 15a 15a 15a 16a, 16b 16a, 16b 16a, 16b
13 Social cohesion 14 Culture & eisure	Develop without of without of without of local series and so control location new developed and so control l	the development would help the development where the elopment ould help the development at the site at	P d provid cohesive coment be munity a P te would nes and P n-east of is 700m te would nd come	e high-queness of eing of a and place LT I have go outdoor LT pation of urrently notentially at the local the local south of the have go munity error to the the south of the have go munity error to the have go munity error	IR uality horexisting scale the e. IR Dood acceleisure s IR Inew hore hone, and enhance cal risk or like a generation of acceleiged to the conduction of t	mes with communiat may p H ess to a repaces a M mes would so an ite communifications. H surgery, all hospites to a cent, as well as with the cent, as well	hin an existing community in an area of highlity, encouraging participation and community pressure on local services and facilities. SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 ange of culture and leisure opportunities it long Harrogate Road and Victoria Road. SP1, SP3, SP4, SP16, HO9, DS5, CO2 Ild introduce new potential targets and victoria rease in crime at the site cannot be rule inity cohesion and wellbeing, or increase in SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5 Rockwell and Wrose Practice, putting it of al, Eccleshill Community Hospital.	ph deprivation (IMD nity interaction, so or could alter the 14a 14a 15a 15a 15a 16a, 16b

17		The nearest primary school, St Luke's CE Primary School, is 575m south-west of the site. The nearest secondary									
Education	school, Hanson School, is 2km west of the site.										
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment	opportur	nities in Bra	adford, ir	ncluding	the Can	al Emplo	o a broad range of high quality and diverse syment Zone which is approximately 3km wouth-west of the site.	-			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	as by inc						d have a minor beneficial impact on the loc rvices and enhancing the pool of potential	,			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/055b -			Greenfield, Green		Preferred
Harrogate Rd,	1.53	Agricultural	Belt	48 dwellings	Options:
Greengates					NE11/H

Summary of assessment for NE/055b:

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 services and 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 containing trees and hedgerows. The northern perimeter of the site is adjacent to the Leeds Liverpool Canal Conservation Area and there are two Grade II Listed Buildings 20m west of the site; development at this greenfield site could potentially result in an adverse effect on the setting of these. The site is less than 100m west of Carr Beck, so development here could potentially negatively impact the water quality.

OA Objective	Baseline	Effect on	SA Object	tive				
SA Objective	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. <i>I</i> tone MSA.		de at the	site is G	Grade 3,	which could potentially include BMV soils. \$	Site coincides with
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience		FZ1 and i					ling. However, development could lead to a	n increase in
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							oximately 90m west of Carr Beck at its clos minor increase in water consumption.	est point.
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	Site is greenfield containing various GI elements including trees and is likely to be of some biodiversity val its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Site is 160m north-east of the Calverly Complex LWS, which could be exposed to increase in recreational disturbances as a result of development at the site. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/ are triggered and thus cannot be ruled out at this stage.							
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b

	Baseline	Effect on	SA Object	tive				Mitigation code(s)	
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies		
7 Landscape & townscape	National and Gre would th existing	Parks or a en Belt that erefore be residential	AONBs. at contain likely to built for	Howeverns GI ele adverse m, which	r, resider ments o ely alter t n would h	ntial devo f potentia he local nelp to lir	scernible effect on any landscape designation elopment at this site could result in the loss ally high visual amenity, including trees and townscape and landscape character. The smit the magnitude for potential effects, but a conscape cannot be ruled out.	of open greenfield I hedgerows, and site is adjacent to	
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
3 Cultural neritage	Building: Develop	s, called '9	97, Harr is greenf	ogate Ro	oad' and	'Dog an	ds Liverpool Canal Conservation Area. Two d Gun Public House', are 20m west of the s result in an adverse effect on the setting of	site.	
Air quality		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
7 All quality	homes v		xpected	to result	in a min	or increa	n an AQMA or CAZ. The construction and asse 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	Apperley topograp	y Bridge R	ailway S on a ste	tation. S ep hill),	ite appea	ars to be	nt services. The nearest railway station is 1 accessible via walking and cycling, althougesignated cycle paths in the local area, cou	gh the local	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	types an minimun	id tenures n criteria o	of the ho	ousing is HO4 ar	provided nd HO5 (d in line 10 or mo	wards satisfying Bradford's housing needs, with the Local Plan policies. The development ore homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the	
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
services	The nea	rest area	of key se	rvices ar	nd amen	ities app	ears to be located 500m south-west of the	site on the A657.	
13 Social cohesion	interaction		t the dev	elopmer	nt being o	of a scale	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 community, encouraging participation and ce that may put pressure on local services a	-	
		djacent to e to air pol				-	pact on the quality of life of new residents hoances.	ere as a result of	

0.1.01: 1:	Baseline	Effect on	SA Object	tive					
SA Objective	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							ange of culture and leisure opportunities inc Greengates and along Harrogate Road.	luding pubs,	
		+/-	Р	LT	IR	М	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	Ild introduce new potential targets and victin ncrease in crime at the site cannot be ruled nity 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	Residen outdoor 850m no	exercise a	te would nd comr f Ecclest	l have go nunity er	ood acce	ess to a cent, inclu	liverse range of semi-natural habitats with o ding Rawdon Meadows Playing Fields, as v uld improve both physical and mental health	vell as being	
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
Education		•	-		_	-	rademy, is 450m south-west of the site. The n-west of the site.	nearest	
		+/-	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 Bradford, including the Shipley Employment Zone which is 3.2km north-east of the site and the regional city centre slightly further a field to the south-west of the site. 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	as by ind local bus	creasing th	ie demai lowever,	nd for lo	cal goods	s and se	I Id have a minor beneficial impact on the locativices and enhancing the pool of potential et to which the loss of agricultural land could in	mployees for	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/057 – Kings Drive, Wrose	0.69	Woodland	Greenfield	24 dwellings (based on 35dph)	Commitment: NE12/HC

Summary of assessment for NE/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, local services and amenities, education facilities and employment areas.

As a greenfield site entirely made up of woodland, 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 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.

	Baseline	Effect on SA Objective						
SA Objective	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. A	ALC Grad	de at the	site is 'l	Jrban'. S	Site coincides with coal and sandstone MS	As.
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	associat	e is in FZ1. The site is divided by a band of low, medium and high surface water flood risk ociated with a small waterbody within the site which may be difficult to avoid entirely give tive to the area at risk. Development could also lead to an increase in impermeable surfacent levels.						•
			at risk. I	Developi	ment cou	ıld also l	ead to an increase in impermeable surfac	es, compared to
			at risk. I	Developi LT	ment cou	ıld also I	ead to an increase in impermeable surface SP9, EN1, EN2, EN7, EN9	es, compared to
5 Water resources	A small, quality. I	evels unnamed	P waterboo	LT dy runs t	IR hrough t	M he centr	·	5a – 5e e a risk to water
resources	A small, quality. I	evels. unnamed Developme	P waterboo	LT dy runs t	IR hrough t	M he centr	SP9, EN1, EN2, EN7, EN9 e of the site. Development here could pos	5a – 5e e a risk to water
	A small, quality. I location Site is grand is like biodivers. The HRA	unnamed Developme in relation reenfield cooley to be cooley value a	waterbooment at the to existing P ontaining of some that the site of process	LT dy runs to site working levels LT g various piodiverse and recess has id	IR hrough to the leading of the leading in the lead	M he centre repected from the centre ince in its cual ecological likely	SP9, EN1, EN2, EN7, EN9 e of the site. Development here could posto result in a minor increase in water consists of the site. Development here could posto result in a minor increase in water consists of the specific specific specific properties. SP10, SP11, EN1, EN2, EN3, EN7, EN9 luding trees. It appears to be entirely covered condition. New development here conjuded connectivity. y significant effects on the South Pennine	5a – 5e e a risk to water umption at this 6a – 6f red in woodland old reduce

7 Landscape & townscape	National that cont be likely residenti	Parks or Atains GI ele to adverse al built for	AONBs. ements of ely alter f m, which	However of potent the local n would h	r, residei ially high townsca nelp to lir	ntial dev n visual a ape and mit the m	scernible effect on any landscape designation elopment at this site could result in the loss amenity, including trees and woodland, and landscape character. The site is adjacent to nagnitude for potential effects, but at this state cannot be ruled out.	of open greenfield it would therefore existing
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	-	ment at thinible impa			-		servation Area. Development at site would bric areas.	e unlikely to have
O A in averality		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes v		xpected	to result	in a min	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	at Frizing		ay Statio	on. Site I	-	-	ent services. The nearest railway station is 1 s for pedestrians, but somewhat limited for c	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimum	d tenures n criteria o	of the ho f policies	ousing is HO4 ar	provided nd HO5 (d in line (10 or m	wards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), s to reflect local need.	ent would meet the
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services	The site	is within 6	00m of k	ey servi	ces and	amenitie	es along Wrose Road.	
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the dev	elopmer	nt being o	of 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				•			range of culture and leisure opportunities inc re spaces along Wrose Road and the surrou	• .
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are cu	irrently n tentially	one, and enhance	d so an i commu	I 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
	Residen	ts would b	e within	400m of	the near	est med	ical centre, Wrose Health Centre. The site is	3.8km north-
16 Health	east of a	general h	ospital,	Bradford	Royal Ir	nfirmary.		
	outdoor		nd comr	nunity er			liverse range of semi-natural habitats with on his could improve both physical and mental he	
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education	The nea	rest prima	ry schoo	l, Blakeh	ill Prima	ry Schoo	ol, is 830m north-east of the site. The neares	st secondary
	school, l	Hanson Sc	hool, is	925m so	uth of th	e site.		
40		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	The site	would pro	vide resi	dents wi	th good	access to	o a broad range of high quality and diverse	employment
Employment				•			Employment Zone which is 1.33km south-w	est of the site and
	the region	nal city ce	ntre slig	htly furth	er a field	to the s	outh-west of the site.	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	The con:	struction a	nd occui	nation of	new hor	nes coul	I Id have a minor beneficial impact on the loca	al economy, such
							rvices and enhancing the pool of potential e	
	local bus	sinesses.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/059 - Bolton Road/Myers Lane, Bolton Woods	1.45	School field, with small area containing outdoor concrete sports pitch.	Greenfield	65 dwellings (based on 45dph)	Discounted

Summary of assessment for NE/059:

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, local services and amenities, health 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 divided by a band of low and medium surface water flood risk, but it may be possible to avoid this area through the careful layout of the development.

CA Objective	Baseline	Effect on	SA Object	tive						
SA Objective	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. A	ALC Gra	de at the	site is 'l	Jrban'. S	lite coincides with a coal MSA.			
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience				-			nd medium surface water flood risk (east to o avoid this area through a careful develop	•		
	Howeve	r, developr	ment cou	ıld also l	ead to a	n increas	se in impermeable surfaces, compared to cu	rrent levels.		
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							100m of a surface waterbody. Developmer consumption.	t at the site		
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	biodivers connecti The site of the lik	Site is predominantly greenfield, comprised of grasses, and in its current condition it could potentially 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 for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.								
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		

	Baseline	Effect on	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
7 Landscape & townscape	National that, in it characte is adjace	Parks or A ts current of er. New de ent to exist	AONBs. condition velopme ing resid	Howeven, likely ment here wellen	r, residei nakes a p vould be uilt form,	ntial deve positive of likely to which w	scernible effect on any landscape designati- elopment at this site could result in the loss contribution towards the local landscape an adversely affect this and to alter the local of ould help to limit the magnitude for potential cape and townscape cannot be ruled out.	of open greenfield d townscape haracter. The site
8 Cultural heritage							SP2, SP10, EN3, EN4, EN5, EN6, DS3 e's north-eastern corner. Development at the etting of this sensitive heritage asset.	8a, 8b is greenfield site
O Air		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes v		xpected	to result	in a min	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	Frizingha (site is o	all Railway	Station and the la	Site appoints	pears to	be acce	nt services. The nearest railway station is 2 ssible via walking and cycling, although the aths in the local area, could potentially deter	local topography
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimun	nd tenures n criteria o	of the ho	ousing is s HO4 ar	provided nd HO5 (d in line (wards satisfying Bradford's housing needs, with the Local Plan policies. The development ore homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the
12 Accessible services		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
00.11000	Residen	ts would b	e within	600m of	key ser\	vices and	d amenities, including those along Bolton Ro	oad.
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		t the dev	elopmer	t being o	of a scale	ommunity, encouraging participation and co	-
		djacent to e to air pol				-	npact on the quality of life of new residents pances	here as a result of
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

SA Objective tr	Baseline	Effect on	SA Object	tive				
	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
14 Culture & leisure				_			ange of culture and leisure opportunities incuch as those along Undercliffe Road.	cluding pubs,
15 Safe &	The con-	+/-	P nd occur	LT	IR	M M	SP1, SP3, SP4, SP16, H09, DS5, C02 Ild introduce new potential targets and victir	15a
secure	location new dev	where the	re are cu	irrently n tentially	one, and enhance	d so an ii commu	ncrease in crime at the site cannot be ruled nity 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 Residen	The site its would hexercise o	is 4km n ave suffi	orth-eas cient acc	t of a geo	neral hos reen spa	e, Moorside Surgery, putting it just outside the spital, Bradford Royal Infirmary. Ace, the closest being Peel Park 800m south both physical and mental health for the res	h of site, providing
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education		-	-				nary School, is adjacent to the west of the sest of the site.	ite. The nearest
40		+	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 Bradford, including the Canal Road Employment Zone which is 1.5km west of the site and t regional city centre slightly further a field to the south-west of the site.							
19 Economy	as by inc	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	•
	local bus	sinesses.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/062 - Lynmore Court, Idle	0.27	Vacant open space	Greenfield	6 dwellings	Discounted

Summary of assessment for NE/062:

Development at this site would be unlikely to result in a significant effect, either positive or negative, on any SA Objective. 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 education facilities and employment areas, although the site's access to transport links is somewhat limited.

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 containing trees.

0.01: 1:	Baseline	Effect on	SA Object	ive								
SA Objective	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	Site is greenfield. ALC Grade at the site is Grade 4. Site coincides with coal and sandstone MSAs.										
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e				
resilience		FZ1 and i					ing. However, development could lead to a	an increase in				
5 Water		-	Р	LT	IR	М	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 – 6f				
Biodiversity & geodiversity	its currer	Site is greenfield containing various GI elements including trees and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.										
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National that cont adversel form, wh	Parks or A tains GI ele y alter the	AONBs. I ements of local town help to li	However of potentia vnscape mit the m	, residen ally high and land nagnitude	tial deve visual ar scape cl e for pote	Cernible effect on any landscape designati cernible effect on any landscape designati lopment at this site could result in the loss menity, including trees, and it would thereforaracter. The site is adjacent to existing reential effects, but at this stage a minor adv	of open greenfield ore be likely to sidential built				
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
neritage	Develop	ment at th	e site wo	uld be ur	nlikely to	have a	discernible effect on any heritage asset or	historic area.				

SA Objective	Baseline	Effect on	SA Object	ive									
	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	homes v		xpected	to result i	in a mino	r increas	an AQMA or CAZ. The construction and one in air pollution in relation to existing level	•					
10 Transport		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
					-		arest railway station is 2km west at Shipley limited for cyclists with a limited amount o	-					
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
		ite could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the positive satisfying Bradford's housing needs and the positive satisfying Bradford's housing needs are positive satisfying Bradford's housing needs and the positive satisfying Bradford's housing needs are positive satisfying Bradford's housing needs and the positive satisfying Bradford's housing needs are positive satisfying Bradford's housing needs and the positive satisfying Bradford's housing needs are positive satisfying Bradford's housing needs and the positive satisfying Bradford's housing needs are positive satisfying Bradford's housing needs and the positive satisfying Bradford's housing needs are positive satisfying Bradford's housing needs and the positive satisfying Bradford's housing needs are positive satisfying needs and housing needs are p											
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
services		The immediate local area is mainly residential; residents may need to travel up to 1km north-east in of Idle or 1km south-west onto Wrose Road to access services and amenities to satisfy their daily residents.											
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	interaction		the dev	elopment	t being of	a scale	ommunity, encouraging participation and control that may put pressure on local services and	-					
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
eisure				•			nge of culture and leisure opportunities inc the centre of Idle and along Wrose Road.	cluding pubs,					
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new dev	where the	re are cu	rrently no tentially e	one, and enhance	so an in commun	I d introduce new potential targets and victin crease in crime at the site cannot be ruled hity cohesion and wellbeing, or increase na	out. However,					
16 Health		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b					

04.01: 1:	Baseline	Effect on S	SA Object	ive								
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	surgeries Infirmary	Site is 900m north of Wrose Health Centre and 900m south-west of Idle Medical Centre, the nearest GP surgeries, putting it outside the target distance. The site is 4.5km north-east of a general hospital, Bradford Royal Infirmary.										
		residents would have excellent access to green space providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.										
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education		rest prima Hanson Sc	•	•	-	•	, is 550m south-east of the site. The neare	st secondary				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	I he site would provide residents with good access to a broad range of high quality and diverse emplo											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
The construction and occupation of new home as by increasing the demand for local goods a local businesses.												

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/081 - Rawson Avenue, Thornbury	1.15	Industrial/ Construction	90% Brownfield	42 dwellings	Preferred Option: NE13/H

Summary of assessment for NE/081:

No significant adverse effects predicted for the site. The only minor adverse effects predicted are related to water consumption and air quality, as predicted for nearly all other sites. The site would be a good opportunity to deliver biodiversity net gains and improvements to the local character. The site is well located to provide residents with good access to key services and amenities, shops, buses, jobs and cultural spaces with particularly good access to both schools and health facilities.

SA Objective	Baseline	Effect on	SA Object	tive								
	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	3b, 3c				
Buildings	_	Being a large industrial site, the introduction of new housing would constitute an efficient form of land use. Site is intirely situated within a coal MSA. The ALC grade of the land is urban.										
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
resilience	Site is w	ithin FZ1.	The site	is not at	risk of s	urface w	rater flooding.					
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources		site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.										
6		+	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
Biodiversity & geodiversity	designate	tion. Due to the on-sit	the cur e biodive	rent comersity val	nmercial/ lue assul	industria ming the	Rely to have a discernible impact on a biodival use of the site, development could be an extrees and hedgerows delineating the site's een infrastructure corridor.	opportunity to				
7 Landscape		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b				
& townscape							Dividing the development is in-keeping with the trunity to improve the local character.	he existing built				
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3					
heritage		Development at this site would not impact on a Conservation Area. Development at site would be unlikely to have a discernible impact on any heritage assets or historic areas.										
9 Air quality		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				

	Baseline	Effect on	SA Objec	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	due to a AQMA.	ir pollution	associa risk that	ted with	new hor	nes and	42 dwellings may have a minor adverse imp transport movements. Development would i nents would increase vehicular movements	not impact on an
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Γransport				-	-		ices. Site is 2.2km from the nearest railway ugh there is a lack of designated cycle paths	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types ar minimun	nd tenures n criteria o	of the ho	ousing is HO4 ar	provide nd HO5 (d in line (10 or mo	wards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services	nearest		et is adj	acent to		_	of services and amenities in highly accessi users would be within 400m of Woodhall Re	
40.0		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	commur	nity interac	tion, with	nout the	developr	ment bei	hin an existing community, encouraging par ng of a scale that could put pressure on loca and place.	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
eisure		ous cultura				-	of culture and leisure opportunities. Within ltiple places of worship, a cinema, Bradford	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	locations	s where cu	rrently th	nere are	none, bu	ut it could	duce new potential victims or targets of crimid potentially enhance community cohesion a 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	would ha	ave excelle	ent acces	ss to gre	en spac	es and a	e is 1.6km from Leeds Road Community Hos diverse range of natural and semi-natural h radford Moor Park is 560m from site.	•

	Baseline	Effect on	SA Object	ive							
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education		ithin 800m ry school.	hin 800m east of Killinghall Primary School and 800m north of Laisterdyke Leadership Academy, y school.								
40		+	Р	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
18 Employment	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, as well as slightly further afield towards the regional city in the south and the nearby employment zone.										
		+	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 edincreasing the demand for local goods and services and enhancing the pool of potential employees businesses. An improvement in the built environment could lead to an improved attractiveness to the could encourage further inward investment to help tackle local deprivation.								ees for local			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/090 - 55 Joseph Street, Barkerend	0.2	Parking	Brownfield	15 dwellings	Preferred Option: NE14/H

Summary of assessment for NE/090:

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated within the CAZ, whilst also being 240m south of the AQMA. No other significant effects predicted. This site would be a good opportunity to deliver biodiversity net gains and improvements to the local character. The site would provide residents here with excellent access to public transport options, as well as schools and health facilities. Access to key services and amenities, shops, jobs and cultural/recreational spaces is good.

	Baseline	Effect on	SA Objec	tive									
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
		+/-	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3b, 3c					
3 Land & Buildings	MSA wit	h which it	coincide prove th	s. It is ui ne resoui	nknown i rce-effici	f the ex	ent use of land, depending on the potential im isting buildings on-site could be re-used but to any development. Site is entirely situated with	he re-use of					
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
resilience	Site is in	te is in Flood Zone 1 and not at risk of surface water flooding.											
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e					
5 Water resources		Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption.											
6 Biodiversity		+	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h					
& geodiversity		ld have no the biodiv				nsitive t	piodiversity designation and would provide an	opportunity to					
7 Landscape		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b					
& townscape	Site would not affect an AONB or National Park. Providing the development is in-keeping with the existing buil form of the local area, the site would provide an opportunity to improve the local character.												
8 Cultural		0	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
heritage	Development at this site would be unlikely to have a discernible effect on any heritage asset or historic area.												
9 Air quality			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					

	Baseline	Effect on	SA Objec	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	improve new hon	ment targe nes. Site is	ets increa s 240m s	asingly d south of	lifficult, d the AQM	lue to the IA and a	elopment at this location could make achieved pollution associated with the construction djacent to the A647 that runs through the Action when the AGMA more difficult.	and occupation of
10		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport	Railway		he site is	s very ac	-	-	nt services and is 600m north-east of Bradf estrians and cyclists although there is a lack	-
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an	nd tenures n criteria o	of the ho	ousing is s HO4 ar	provide nd HO5 (d in line (10 or m	wards satisfying Bradford's housing needs, with the Local Plan policies. The development ore homes, or an area of more than 0.5ha), as to reflect local need.	ent would meet th
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services						_	e of services and amenities in highly access entre of Bradford.	ible locations
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction could alto which we	on, withou er the loca	t the dev al sense ely to im	elopmer of comm pact on	nt being on the second term of t	of a scal d place.	community, encouraging participation and content that may put pressure on local services a Site is adjacent to A6181 and less than 100 of new residents here as a result of exposure.	nd facilities or Om from A6177
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
eisure		ıld have ex				_	of culture and leisure opportunities in highlen the centre of Bradford.	y accessible
	locations	s along Ba	rkerend	Road ar	ia Eccus	•		
	locations	along Ba	rkerend	LT	IR IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	The con location new dev	+/- struction a where the	P ind occu re are cu could po	LT pation of urrently rotentially	IR f new ho none, and enhance	L mes word d so an i		ms of crime at a out. However,

	Baseline	Effect on	SA Objec	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	hospital, of semi-	Leeds Ro natural ha	oad Com bitats wi	munity F th opport	lospital. tunities fo	Site wou	de Bridge Health Care Centre. Site is within all provide new residents with good access to exercise and community engagement oppose residents of these developments.	o a diverse range
17 Education					•		SP6, SP14, SP16, EC3, DS5, CO2 D Academy to the north of the site and Saint ate secondary school, Carlton Boiling College	•
18 Employment	opportur	•	e nearby				SP6, SP14, SP16, EC1, EC2, EC3, EC4 o a broad range of high quality and diverse e r afield towards the regional city in the south	
19 Economy	increasir business	ng the den ses. An im	nand for proveme	local goo	ods and : built en	services vironmer	SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the loca and enhancing the pool of potential employent could lead to an improved attractiveness to ackle local deprivation.	es for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/102 - Croft Street, Idle	0.27	PDL, Industrial Monitoring Systems Ltd. Warehouses.	90% Brownfield	13 dwellings	Discounted

Summary of assessment for NE/102:

No significant adverse effects predicted for the site. The only minor adverse effects predicted relate to air quality and water resources SA Objectives, as predicted for nearly all other sites. This site would be a good opportunity to deliver biodiversity net gains as well as improvements to the local character and setting. The site is well located to provide residents here with good access to key services and amenities, shops, jobs, and cultural spaces, with particularly good access to schools and health facilities.

0.4.01.1.11	Baseline	Effect on S	SA Object	tive				
SA Objective	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	3b, 3c
Buildings		ithin a coa ld land ma					I th urban grade ALC soils. There will be a sr	nall loss of
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	Site is w	ithin FZ1a	nd is not	at risk c	of surface	water f	looding.	1
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							I vithin 100m of site. Development would resu ation to existing levels.	It in a minor net
6 Biodiversity		+	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
& geodiversity					-	•	ns affected by development on the site. As the an opportunity to improve the biodiversity	•
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
Landscape & townscape	local res	idents due	to the lo	oss of bro	ownfield	land. Pr	onal Park. There may be an increase of visuoviding the development is in-keeping with toortunity to improve the local character.	•
8 Cultural		+	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
heritage		-					I ilding (The Brewery Tap). The setting of this amenity of the site is improved through new	-

	Baseline	Effect on S	SA Object	tive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality	homes w		xpected	to result	in a min	or increa	n an AQMA or CAZ. The construction and case in air pollution in relation to existing leve	•	
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
Transport	Apperley		ailway S	tation. Tl	•	•	nt services. The nearest railway station is 1 access for pedestrians, but somewhat limite		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	types an minimum	nd tenures n criteria o	of the ho f policies	ousing is HO4 ar	provided nd HO5 (d in line v 10 or mo	wards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the	
12 Accessible services		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
Services	The site	has good	access t	o the rar	nge of se	ervices in	the centre of Idle, 500m west of the site.		
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion	high dep	rivation, e	ncourag	ing partic	cipation a	and com	with high quality housing within an existing munity interaction, without the development or could alter the local sense of community	being of a scale	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure		•					nities in the local area, including a recreation 00m west of the site.	n ground, public	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	locations	s where cu	rrently th	nere are	none, bu	ut it could	luce new potential victims or targets of crim d potentially enhance community cohesion a combat the local risk of crime.		
16 Health		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	

SA Objective Baseline		Effect on S	SA Object	tive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
	The site opportur and men	would pro	vide resi utdoor ex for the re	dents wi kercise a esidents	th excellend common these	ent acce nunity er develop	est being Idle Medical Centre 495m north was to a diverse range of semi-natural habitangagement opportunities, which could improments. The site is within the target distance	nts with ove both physical	
17 Education	Site is 22	++ 20m east o	P of Thorpe	LT e Primary	IR y School	L and 1kn	SP6, SP14, SP16, EC3, DS5, CO2 n south of Immanuel College.	17a, 17b	
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	opportur west fror	nities nearb	oy, with t It is unc	hree Emertain the	ploymen	nt Zones	o a broad range of high quality and diverse within 5km of the site and Bradford city cer residential development would reduce emp	tre 4.7km south	
19 Economy	increasir business	ng the dem ses. An im	nand for proveme	local goo	ods and s built env	services ⁄ironmer	SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the local and enhancing the pool of potential employ at could lead to an improved attractiveness ackle local deprivation.	ees for local	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/109 - Hinchliffe Street	0.17	Open area grassland	Greenfield	13 dwellings	NE15/H

Summary of assessment for NE/109:

Significant adverse effect predicted for NE/109 as a result of it being situated within the CAZ. Minor adverse effects have been predicted for most natural environment themed SA Objectives, primarily as a result of the impacts associated with new development on greenfield. The site is well located to provide residents with good access to key services and amenities, buses, jobs, and cultural spaces with particularly good access to schools and health facilities.

	Baseline	Effect on S	SA Object	ive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		-	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3e
Buildings		ithin a coa ed to be a			•		soils. Site is a small greenfield site and the	nerefore would be
4 Climate		+	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	an increase in
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
							Laterbodies within 100m of the site. Howe water consumption at this location in rela	,
resources	and occi							,
resources	and occu levels.	upation of	homes w	vould be	ikely to i	ncrease M	water consumption at this location in rela	tion to existing 6a – 6h
resources 6 Biodiversity	and occilevels.	upation of - ould be no	P sensitiv	LT e biodive	IR rsity des	M ignations	water consumption at this location in rela	6a – 6h
resources 6 Biodiversity	There we there are the deve	ould be no e multiple i	P sensitivemproved	LT e biodive I grasslar a reduction	IR IR rsity des nd habita on in air	M ignations within quality. F	s directly impacted by development on the	6a – 6h e site. However, directly affected by r reduce the site's
6 Biodiversity & geodiversity	There we there are the deve	ould be no e multiple i	P sensitivemproved	LT e biodive I grasslar a reduction	IR IR rsity des nd habita on in air	M ignations within quality. F	SP10, SP11, EN1, EN2, EN3, EN7, EN9 s directly impacted by development on the close proximity to the site that may be in Residential development here would likely	6a – 6h e site. However, directly affected by r reduce the site's
5 Water resources 6 Biodiversity & geodiversity 7 Landscape & townscape	There we there are the deverse biodivers	ould be no e multiple i elopment e sity value a ment woul y alter the	P sensitive mproved and would perform the local characters with the lo	LT e biodive grasslar a reduction d reduce LT Dact on a aracter. (IR IR rsity desemble habitation in air local ha IR IR IR AONB	M ignations ats within quality. Find the confidence or Nation residen	SP10, SP11, EN1, EN2, EN3, EN7, EN9 s directly impacted by development on the close proximity to the site that may be in Residential development here would likely nectivity due to the loss of greenfield land SC1, SC6, EN3, EN4, EN5, DS2, DS3 nal Park. The loss of some greenfield antial development would be bounded by extending the second secon	6a – 6h e site. However, directly affected by reduce the site's d. 7a, 7b d open space could
6 Biodiversity & geodiversity 7 Landscape	There we there are the deverse biodivers	ould be no e multiple islopment esity value a ment would y alter the and east p	P sensitive mproved and would perimeter the sensitive mproved and would perimeter the sensitive mproved the se	LT e biodive grasslar a reduction d reduce LT coact on a aracter. Crs the alto	IR rsity desend habitation in air local ha IR IR n AONB Given the	M signations ats within quality. If bitat con M or Natio a residen or charact	SP10, SP11, EN1, EN2, EN3, EN7, EN9 s directly impacted by development on the close proximity to the site that may be in Residential development here would likely nectivity due to the loss of greenfield land SC1, SC6, EN3, EN4, EN5, DS2, DS3 nal Park. The loss of some greenfield antial development would be bounded by ever would be minor.	6a – 6h e site. However, directly affected by reduce the site's d. 7a, 7b d open space could xisting built form on
6 Biodiversity & geodiversity 7 Landscape &	There we there are the deverse biodivers	ould be no e multiple i elopment e sity value a ment woul y alter the	P sensitive mproved and would perform the local characters with the lo	LT e biodive grasslar a reduction d reduce LT Dact on a aracter. (IR IR rsity desemble habitation in air local ha IR IR IR AONB	M ignations ats within quality. Find the confidence or Nation residen	SP10, SP11, EN1, EN2, EN3, EN7, EN9 s directly impacted by development on the close proximity to the site that may be in Residential development here would likely nectivity due to the loss of greenfield land SC1, SC6, EN3, EN4, EN5, DS2, DS3 nal Park. The loss of some greenfield antial development would be bounded by extending the second secon	6a – 6h e site. However, directly affected by reduce the site's d. 7a, 7b d open space could

	Baseline	Effect on	SA Object	tive				
SA Objective	trend	Score of effect	Permanence Duration Reversibility Certainty		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
			Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
9 Air quality	would be associat	e expected ed with ho	l to resul mes and	t in a min I transpor	or increa t movem	ase in air nents. Th	an AQMA. The construction and occupati pollution in relation to existing levels due to e site is also situated within a CAZ, reduct quality targets, which could lead to a signi	o pollution ion of air quality ir
		+	Р	LT	IR	М	SC2, HO9, TR1, TR3, DS4	10a – 10e
10 Fransport	Intercha		ay Statio	n. The si		•	vices. The nearest railway station is 1.4kn ss for pedestrians, but somewhat limited for	
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an	id tenures n criteria o	of the ho	ousing is HO4 an	provided d HO5 (1	in line w	rards satisfying Bradford's housing needs, rith the Local Plan policies. The development homes, or an area of more than 0.5ha), to reflect local need.	ent would meet th
12 Accessible		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
services	The site	has good	access t	o the ran	ge of sei	vices ald	ong Barkerend Road being 400m south.	
		++	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	commur facilities	ity interac	tion, with	out the d	levelopm	ent bein	within an existing community, encouraging g of a scale that could put pressure on loca	
	an area	of high de _l		(IMD).		,	and place. This site would provide high-qua	al services and
14 Culture &	an area			(IMD).	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	al services and
14 Culture & eisure	Site has	of high de _l	P P ess to cu	LT Iture and	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	al services and ality homes within
eisure	Site has	of high dep	P P ess to cu	LT Iture and	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	al services and ality homes within
	Site has Moor Go	depth	P ess to cu d local p P velopme	LT lture and arks.	IR Ieisure of IR IR site wou	M ppportun M Id introducould po	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 ities in the local area, including the local ch	al services and ality homes within 14a hurch, Bradford 15a e at a vacant

	Baseline	Effect on	SA Object	ive				Mitigation code(s)
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	
	would proutdoor	ovide reside exercise a	dents wit nd comn these de	h excelle nunity en evelopme	nt acces gagemer	s to a div	st being Holmewood Health Centre 100m nowerse range of semi-natural habitats with op- unities, which could improve both physical a within the target distance of a hospital, with l	portunities for and mental health
17 Education		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education	Site is 4	00m north	west of I	Byron Pri	mary Scl	hool and	400m east of Carlton Bolling College.	
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment							a broad range of high quality and diverse ehin 5km of the site around Bradford.	mployment
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	increasir business	ng the dem ses. An im	and for l	ocal goo	ds and s built envi	ervices a ironment	have a minor beneficial impact on the local and enhancing the pool of potential employer could lead to an improved attractiveness to ckle local deprivation.	es for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/111 - Folkestone Street	0.06	PDL with existing buildings	Brownfield	8 dwellings	Discounted

Summary of assessment for NE/111:

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.

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. This could potentially make achieving air quality improvement targets within the CAZ more difficult.

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.

As a PDL site containing buildings which appear to have fallen into a state of disrepair, there are opportunities here for achieving biodiversity net gains and enhancing the local townscape character.

The only additional adverse effect predicted is minor and is related to an increase in water consumption, which has been predicted at nearly all sites.

	Baseline	Effect on S	SA Object	ive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		+/-	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3f
Buildings		DL. ALC Gource, sub			_		ncides with a coal MSA. Site would be an MSA.	efficient use of the
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	risk of su	rface wa	ter flood	ing.	1
5 Water		-	Р	LT	IR	М	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 – 6f
Biodiversity & geodiversity	condition designat	n. New dev	velopmer ould be a	nt here w a good op	ould be ι	ınlikely t	e likely that it is of limited biodiversity value or esult in any discernible effects on a biodiversity net gains at the site such as	diversity
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a

	Baseline	Effect on	SA Object	ive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
7 _andscape & ownscape	of disrep this loca elements	pair. It is co tion has a s of high v by various	onsidered more po isual ame	d to be lik sitive infl enity valu	ely that ruence or ue or by e	new deve the loca ensuring	ppear to be potentially derelict and to have elopment at the site would be an opportural townscape character, such as by incorpithat the new development is of a high que what dependent on the design and imple	ity to ensure that orating GI ality design (as
3 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
neritage	Develop	ment at th	e site wo	uld be u	nlikely to	have a	I discernible effect 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		ment targe					opment at this location could make achieve pollution associated with the construction	•
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	at Bradfo		ange Ra	ilway Sta	ation. Site	-	t services. The nearest railway station is od access for pedestrians, but somewhat	
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
			-				s satisfying Bradford's housing needs, depoint the Local Plan policies.	pending on the
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services		ts would b			a broad r	ange of	services and amenities, including those o	n Lapage Street,
		++	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	without o	disrupting	cohesive pment be	ness of e	existing c scale tha	ommuni	I n an existing community in an area of high ty, encouraging participation and commur ut 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
eisure	pubs, re						I a diverse range of culture and leisure oppoutdoor leisure spaces, particularly along	·

	Baseline	Effect on	SA Object	ive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
15 Safe & secure	developr	ment, and	potential	ly improv	e pride i	n the loca	erred, vacant PDL site with high-quality and all area. If the site were to not be allocated as local crime rates.		
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	east of a Residen providing	general h	ospital, S ave exce exercise	St Luke's ellent acc	Hospital	een spa	cal centre, Barkerend Health Centre. The si ce, including Bradford Moor Golf Club and improve both physical and mental health f	Seymour Park,	
17 Education		-	-			-	SP6, SP14, SP16, EC3, DS5, CO2 ool, is 250m south-west of the site. The near	17a, 17b arest secondary	
	school, l	_aisterdyke	e Leader	ship Aca	demy is a	875m ea	st of the site.		
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
Employment		The site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Bowling Employment Zone which is 450m south of the site.							
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	as by ind	creasing the	ie demar An improv	nd for loc vement i	al goods n the buil	and servitent	have a minor beneficial impact on the local vices and enhancing the pool of potential entering the pool of potential entering the pool of potential entering the pool of the p	mployees for	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/112 - Kyme Mills - Napier Terrace - Moorside Lane	0.46	PDL, including car parking and existing buildings	Brownfield	16 dwellings	Preferred Option: NE16/H

Summary of assessment for NE/112:

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.

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being adjacent to the CAZ. This could potentially make achieving air quality improvement targets within the CAZ more difficult.

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 services and amenities, and employment areas.

The site is PDL containing buildings, so new development here would provide an opportunity to deliver biodiversity net gains, as well as to enhance the local townscape character. However, it is possible the large building within the site could be of local historic significance, despite not being a Listed Building.

SA Objective	Baseline	Effect on	SA Object	tive						
on objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &		+/-	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3f		
Buildings		DL. ALC Cource, sub					pincides with a coal MSA. Site would be an MSA.	efficient use of the		
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 lim	nited exte	ent of lan	d at a lo	w risk of surface water flooding.			
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							100m of a surface waterbody. Developme consumption.	ent at the site		
6		+	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
Biodiversity & geodiversity	condition designat	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 unlikely to result in any discernible effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements.								
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a		
7 Landscape & townscape	The site is PDL and contains existing buildings that appear to be in commercial use. There may therefore be limited scope for new development to adversely alter the local character. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.									

	Baseline	Effect on	SA Object	tive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	BD3', and form and assets. Here cou	nd '2-34, M d so there However, q ald feasibly e building	ortimer I is limited given the alter the	Row BD3 I scope f topogra e setting	3', each lor develong the aphy and of the 'S	being wit opment a the spre Sunday S	Inity to the site, including 'Sunday School', '3 thin 100m of the site. The site is PDL and suat the site to alter the setting of these sensitions of the built form, it is considered that nechool' Grade II Listed Building 100m north alocal historic significance, despite not being	urrounding by built ve heritage w development of the site.	
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality		ment targe					oment at this location could make achieving pollution associated with the construction a		
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	Bradford		ge Railw	ay Stati	on. Site	-	nt services. The nearest railway station is 2 d access for pedestrians, but somewhat limi		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	types an	id tenures n criteria o	of the ho	ousing is HO4 ar	provided nd HO5 (d in line v (10 or mo	wards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the	
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
services	Resident the A617		e within	600m of	a broad	range of	services and amenities, including those on	Leeds Road and	
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion	without of without t local ser would be	disrupting on the developers of community of the developers of community of the developers of the deve	cohesive pment be munity a mpact or	eness of eing of a	existing scale the existing scale the existing scale the existing scale the existing scale in the existing sca	commun at may p /er, site i	in an existing community in an area of high ity, encouraging participation and community out pressure on local services and facilities of swithin 40m of the A6177 and within 60m of residents as a result of exposure to air pollogical.	ty interaction, or could alter the of the A647, which	
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	

	Baseline	Effect on S	SA Object	tive								
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
14 Culture & leisure	pubs, re	Residents at the site would have excellent access to a diverse range of culture and leisure opportunities including pubs, restaurants, places of worship and indoor and outdoor leisure spaces, particularly along Leeds Road and the A6177.										
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location out. How	where the ever, new	re are cu	irrently noment co	o reside ould pote	ntial rece ntially en	illid introduce new potential targets and victine ptors, and so an increase in crime at the si thance community cohesion and wellbeing, a local risk of crime.	te cannot be ruled				
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	east of a	general h ts would h opportuni	ospital, s ave goo	St Luke's d access	s Hospita s to greer	al. n space,	ical centre, Barkerend Health Centre. The s including Bradford Moor Golf Club, providir ysical and mental health for the residents of	ng outdoor f the				
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education		-	-		-	-	ool, is 655m east of the site. The nearest set of the site.	econdary school,				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment		The site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Bowling Employment Zone which is 265m south-east of the site.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	as by ind	creasing the	ie demar An impro	nd for loo vement i	cal goods in the bu	s and se ilt enviro	Id have a minor beneficial impact on the loc rvices and enhancing the pool of potential enment could lead to an improved attractives help tackle local deprivation	mployees for				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/113 - Steadman Street, Barkerend	0.47	PDL, car park	95% Brownfield	28 dwellings	Preferred Option: NE17/H

Summary of assessment for NE/113:

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being within the CAZ. No other significant adverse effects predicted. The site would be a good opportunity to deliver biodiversity net gains and improvements to the local character and setting. The site is well located to provide residents with good access to key services and amenities, shops, jobs, health facilities and cultural spaces, with particularly good access to schools.

SA Objective	Baseline	Effect on	SA Objec	tive								
	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	3b, 3c				
3 Land & Buildings	a large i	ndustrial si	ite, the in	ntroducti	on of ne	w housii	use of land depending on potential impacts ng would constitute an efficient form of land of the land is urban.					
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e				
resilience	Site is w	vithin FZ1.	The nort	th west s	ection of	the site	has a low risk of surface water flooding.					
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources		Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.										
6		+	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
Biodiversity & geodiversity	air pollu	-	levelopm	nent, how	-	-	bitat, which may be indirectly negatively af ent us is as a car park this would still be an	-				
7 Landscape		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b				
& townscape							oviding the development is in-keeping with rtunity to improve the local character.	the existing built				
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3					
heritage		ment at thi			•		servation Area. Development at site would ric areas.	l be unlikely to have				
9 Air quality			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				

	Baseline	Effect on	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	targets in	-	y difficult	t, due to	the pollu	ution ass	elopment could make achieving air quality i ociated with the construction and occupatio	•
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	frequent		is 1.2km	west. T	he site is		rices. Bradford Interchange Railway Station cessible for pedestrians and cyclists althou	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	on the ty meet the	pes and te minimum	enures o criteria	f the hou of policie	using is p es HO4 a	orovided and HO5	tion towards satisfying Bradford's housing r in line with the Local Plan policies. The dev (10 or more homes, or an area of more tha houses to reflect local need.	elopment would
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services						_	of services and amenities in highly accessi along Leeds Road.	ble locations,
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	participa local ser would be	tion and c	ommunit facilities mpact oi	ty interact or could n the qua	ction, wit l alter the	hout the	hin an existing community of high deprivation development being of a scale that could purense of community and place. Site is adjaced residents here as a result of exposure to a	t pressure on ent to A647, which
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
eisure		rs resident rray of cult	•				d leisure areas, being within a 10 minute or eds Road.	500m walk of a
45 Coto 0		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	locations	s where cu	rrently th	nere are	none, bu	ut it could	duce new potential victims or targets of crimed potentially enhance community cohesion at 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	Road Co	mmunity I	Hospital.	Resider	nts would	d have e	r, putting it of the desired range. Site is within excellent access to outdoor space, which car Bradford Moor Gold Club and Seymour Pare	n have positive

0.000	Baseline	Effect on S	SA Object	ive						
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
Education	Site is w	ithin 800m	of Feve	rsham P	rimary A	.cademy	and within 1.2km of Carlton Boiling College			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment		nities nearl					o a broad range of high quality and diverse on the km to the west of the site and ten other emp			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	increasir business	The construction and occupation of new homes could have a minor beneficial impact on the local economy, 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 to help tackle local deprivation.								

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/123 - Rimswell Holt, Ravenscliffe	0.19	PDL, vegetation and hard standing	60% Greenfield	8 dwellings	Preferred Option: NE18/H

Summary of assessment for NE/123:

No significant adverse effects predicted. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of impacts associated with development on greenfield. The site is well located to provide residents with good access to key services and amenities, shops, jobs, buses, schools, and cultural spaces, with particularly good access to health facilities.

	Baseline	Effect on S	SA Object	tive					
SA Objective	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	3b, 3c	
Buildings		ite is within a coal MSA. Site is a small PDL site with urban grade ALC soils. There will be a small loss of reenfield land making this a slightly inefficient use of land.							
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
resilience		ithin FZ1 a able surfa					flooding. However, development could lead	to an increase in	
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							1 100m of site. Development would result in tion to existing levels.	a minor net	
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
Biodiversity & geodiversity	so devel	The site is within a green infrastructure corridor and within 100m of multiple deciduous woodland priority habitats, so development may negatively affect the ecological connectivity and biodiversity value of the wider area. Due to a loss of greenfield land residential development here could reduce the site's biodiversity value and local habitat connectivity.							
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b	
Landscape & townscape	Development would not impact on an AONB or National Park. There may be a reduction of visual amenity for local residents due to the loss of greenfield land; but given the residential development would be surrounded by existing built form and the current site is littered and unkempt, the alteration to character would be likely positive.								
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3		
heritage		ment at thi			-		servation Area. Development at site would bic areas.	e unlikely to have	

	Baseline	Effect on S	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes v		xpected	to result	in a min	or increa	n an AQMA or CAZ. The construction and ouse in air pollution in relation to existing level	
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport	Shipley		ation. Th	-	-	-	nt services. The nearest railway station is 1. or pedestrians, but somewhat limited for cyc	
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
TTTTOUSING		•	-		-		I tion towards satisfying Bradford's housing n in line with the Local Plan policies.	eeds, depending
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services	The site	has good	access t	o the rar	nge of se	rvices a	long Harrogate Road 600m north west of the	e site.
		++	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	without o	disrupting o	cohesive oment be	eness of eing of a	existing scale th	commun	in an existing community in an area of high ity, encouraging participation and communit out pressure on local services and facilities of	y interaction,
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		good acce and cafes					nities in the local area, including a communite site.	y garden, public
15 Safe &	Nawasa	+/-	Р	LT	IR site was	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
secure	locations	s where cu	rrently th	nere are	none, bu	at it could	luce new potential victims or targets of crime d potentially enhance community cohesion a ombat 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	would proutdoor	rovide residexercise a	dents wit nd comr these d	th excelle nunity er evelopm	ent acce	ss to a d ent oppor	est being Ashcroft Surgery 263m west of the iverse range of semi-natural habitats with optunities, which could improve both physical within the target distance of a hospital, with	oportunities for and mental health

OA Objective	Baseline	Effect on S	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education			•		•		2.3km south east of Immanuel College. Befools have capacity for new students	re development
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment	opportur	-					o a broad range of high quality and diverse e within 5km of the site and Bradford city cent	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	increasir business	ng the dem ses. An imp	and for or	local goo	ods and s built env	services ⁄ironmer	d have a minor beneficial impact on the loca and enhancing the pool of potential employent to could lead to an improved attractiveness to ackle local deprivation.	ees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/124 - Gladstone Street, Bradford Moor	0.33	Field surrounded by built form	Greenfield	25 dwellings	Discounted

Summary of assessment for NE/124:

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being within the CAZ. No other significant adverse effects predicted. Minor adverse effects have been predicted for most natural environment themed SA Objectives, primarily as a result of effects associated with development on greenfield. The site is well located to provide residents here with good access to key services and amenities, shops, jobs, cultural spaces, buses, and schools, with particularly good access to health facilities.

CA Objective	Baseline	Effect on	SA Objec	tive				
SA Objective	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	3b, 3c
Buildings				•			oment would not constitute an entirely effic grade of the land is urban.	ient use of land.
4 Climate		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience		ithin FZ1 a eable surfa					oding. However, development could lead t	o an increase in
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							n 100m of site. Development would result in ation to existing levels.	n a minor net
6 Biodiversity		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
& geodiversity							ensitive biodiversity designation. However, duction in biodiversity value and habitat co	•
7 Landscape		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
& cownscape		lld not affe on the loca			lational F	Park. The	e loss of greenspace at NE/124 may cause	a minor negative
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
neritage		ment at th			-		ric areas. Development at site would ric areas.	be unlikely to have
9 Air quality			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c

	Baseline	Effect on	SA Objec	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		-					relopment could make achieving air quality ociated with the construction and occupation	•
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	frequent		is 1.5km	west. Tl	he site is		rices. Bradford Interchange Railway Station cessible for pedestrians and cyclists althou	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
1 Housing	on the ty meet the	pes and te minimum	enures o criteria	f the hou of policie	ising is p s HO4 a	orovided and HO5	Ition towards satisfying Bradford's housing in line with the Local Plan policies. The dev (10 or more homes, or an area of more that houses to reflect local need.	elopment would
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services						_	of services and amenities in highly access along Leeds Road.	ible locations,
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	participa local ser	tion and covices and buld potent	ommuni facilities	ty interact or could	ction, wit alter the	hout the	hin an existing community of high deprivati development being of a scale that could pu ense of community and place. Site is 35m r light pollution that adversely affects the qu	nt pressure on orth of the A647,
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
eisure		rs resident and leisure	_				d leisure areas, being within a 500m walk o	f a varied array of
I5 Safe &		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
secure	locations	s where cu	ırrently tl	here are	none, bu	ut it could	duce new potential victims or targets of crimed potentially enhance community cohesion combat the local risk of crime.	
						Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,	1
		++	Р	LT	IR	''	CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	Commu	00m south	of Bark al. Resid	erend He	ealth Cer uld have	ntre, putt	CO1, CO2, CO3, DS1, DS5 ring it of the desired range. Site is within 75 rint access to outdoor space, which can have rid Moor Gold Club and Seymour Park.	Om of Leeds Road

04.01: 1:	Baseline	Effect on S	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
17 Education	Site is w	ithin 800m	of Feve	rsham P	rimary A	cademy.	. Site is over1.2km from Carlton Boiling Coll	ege.
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment		ities nearb					o a broad range of high quality and diverse on the km to the west of the site and ten other emp	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		ng the dem					d have a minor beneficial impact on the loca and enhancing the pool of potential employ	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/125 – Idle Road	0.25	Vegetation	90% Greenfield	9 dwellings	Discounted

Summary of assessment for NE/125:

Significant adverse effect predicted for the air quality SA Objective as a result of the site being within the CAZ. No other significant adverse effects predicted for the site. Minor adverse effects have been predicted for most natural environment themed SA Objectives, primarily as a result of effects associated with development on greenfield. The site is well located to provide residents here with good access to key services and amenities, shops, jobs, buses, and cultural spaces, with particularly good access to schools and health facilities.

	Baseline	Effect on S	SA Object	ive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land & Buildings		ithin a coa ed a slight			-		H05, H06, H07, TR2 soils. Site is a small greenfield site and the ce.	3a – 3d refore would be
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience		FZ1 and i eable surfa					ing. However, development could lead to a	in increase in
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							aterbodies within 100m of the site. Howeve water consumption at this location in relation	•
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversity	there are	e multiple i elopment e	mproved	l grasslar a reductio	nd habita on in air	its within quality. F	s directly impacted by development on the close proximity to the site that may be indicated by development here would likely rectivity due to the loss of greenfield land.	rectly affected by
7		-	Р	LT	IR	М	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b
Landscape & townscape	adversel	y alter the	local cha	aracter. C	Siven the	residen	nal Park. The loss of some greenfield and tial development would be surrounded by each character would be minor.	•
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop	ment at the	e site wo	uld be ur	nlikely to	have a c	liscernible impact on any heritage asset or	historic area.
9 Air quality			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e

SA Ohiective	Baseline	Effect on	SA Object	ive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	would be associat	e expected ed with ho	l to resul mes and	t in a mir transpo	or increa rt mover	ase in air nents. Th	an AQMA. The construction and occupating pollution in relation to existing levels due e site is also situated within a CAZ, reductionally targets.	to pollution
		+	Р	LT	IR	М	SC2, H09, TR1, TR3, DS4	10a – 10e
10 Transport	Bradford		quare Ra	ailway St	ation. Th	e site ha	vices. The nearest railway station is 1.8kr s good access for pedestrians, but somew	
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
			-				s satisfying Bradford's housing needs, dep ith the Local Plan policies.	ending on the
12 Accessible		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
services	The site	has good	access t	o the ran	ge of se	rvices ald	ong Otley Road adjacent to the site.	-
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	commur facilities	nity interac	tion, with Iter the l	out the cocal sens	levelopm	ent bein	within an existing community, encouraging g of a scale that could put pressure on loc and place. This site would provide high-qu	al services and
	an area	of high de _l	privation	(IIVID).				anty nomes warm
	an area		privation P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site has	of high de	P ess to cu	LT Iture and	leisure o			14a
leisure	Site has	of high de	P ess to cu	LT Iture and	leisure o		DS3, DS4	14a
14 Culture & leisure 15 Safe & secure	Site has Bradford New res location	of high de	P ess to cu f Club ar P velopme rently the	LT Iture and local p LT Int at the ere are ne	leisure dearks.	M Id introducould po	DS3, DS4 ities in the local area, including the local p	14a laces of worship, 15a le at a vacant
eisure 15 Safe &	Site has Bradford New res location	of high de	P ess to cu f Club ar P velopme rently the	LT Iture and local p LT Int at the ere are ne	leisure dearks.	M Id introducould po	DS3, DS4 ities in the local area, including the local p SP1, SP3, SP4, SP16, HO9, DS5, CO2 uce new potential victims or targets of crim tentially enhance community cohesion and	14a laces of worship, 15a le at a vacant
eisure 15 Safe &	Site has Bradford New res location increase The site The site opporture and merital site and merital site opporture and merital	good acced Moor Gol +/- idential de where cure natural su ++ has good would pro- nities for out	P Pess to cu f Club ar P velopme rently the urveillance P access t vide resi utdoor ex for the re	LT Iture and local purchase are are not as the local series are and series are are are series are	IR site would he could he worder, the excellend common of these	M Id introducould ponelp to co	DS3, DS4 Ities in the local area, including the local p SP1, SP3, SP4, SP16, H09, DS5, C02 Luce new potential victims or targets of crimitentially enhance community cohesion and mbat the local risk of crime. SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9,	14a laces of worship, 15a lee at a vacant divelibeing, or 16a, 16b Dom south west ats with ove both physical

0.4.01: 1:	Baseline	Effect on S	SA Object	ive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
17 Education	Site is 30	00m east o	of Peel Pa	ark Prima	ary Scho	ol and 80	00m north east of Carlton Bolling College.	
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment		•					a broad range of high quality and diverse of the site around Bradford.	employment
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		ng the dem					have a minor beneficial impact on the loca and enhancing the pool of potential employe	•

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/128 - Kenstone Crescent - Idle	1.63	Field with trees	Greenfield	56 dwellings (at 35dph)	Discounted

Summary of assessment for NE/128:

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 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 containing trees.

	Baseline	Effect on S	SA Object	tive					
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	Site is gr	reenfield. A	ALC Gra	de at the	site is G	rade 4. S	I Site coincides with sandstone and coal MS	As.	
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
resilience		FZ1 and i					ing. However, development could lead to a	an increase in	
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources		s not coind e likely to r					1 100m of a surface waterbody. Developme	nt at the site	
		-			10100001	ii water t	Sonsumption.		
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
Biodiversity &	condition connecti	n. New dev vity. falls withir ely risks sl	P ontaining velopmen	LT g various nt here co	IR GI elemented reduced red	H ents and ace biodin	•	in its current cological	
6 Biodiversity & geodiversity	condition connecti The site of the lik necessa	n. New devolty. falls within ely risks slry.	P ontaining velopmen a SSSI hould be	LT g various nt here co	IR GI elemond reduction re	H ents and ace bioding e for the e site lev	SP10, SP11, EN1, EN2, EN3, EN7, EN9 it is likely to be of some biodiversity value versity value at the site and reduce local e South Pennine Moors SAC/SPA/SSSI. Furel and consultation with Natural England u SP2, EN1, EN3, EN5, EN6, DS2, DS3	in its current cological rther consideration andertaken if	
Biodiversity &	condition connection. The site of the lik necessary Develop National that contadversel form, who connection contadversel form, who contadversel contadversel contadversel contadversel contadversel contadversel contadversel contadversel contadversel contage contadversel contage contadversel contage cont	n. New devity. falls within ely risks stry. ment at the Parks or Atains GI elely alter the	P ontaining velopment a SSSI hould be P is location AONBs. lements of local towhelp to li	LT g various nt here co Impact F undertal LT on would i However of potentia wnscape imit the m	IR GI elemond reduction and land nagnitude	ents and ace biodiverse for the esite level M It in a distilate development of the composition of the compo	SP10, SP11, EN1, EN2, EN3, EN7, EN9 it is likely to be of some biodiversity value versity value at the site and reduce local e South Pennine Moors SAC/SPA/SSSI. Furter and consultation with Natural England of	in its current cological rther consideration indertaken if 7a, 7b on, including of open greenfield ore be likely to sidential built	

SA Objective	Baseline	Effect on	SA Object	ive				
SA Objective	trend	Score of effect	of Duration Output O		Mitigating or enhancing Local Plan policies	Mitigation code(s)		
8 Cultural heritage	Develop	ment at th	e site wo	uld be ui	nlikely to	have a d	discernible effect on any heritage asset or	historic area.
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes v		xpected	to result	in a mino	r increas	an AQMA or CAZ. The construction and one 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					•		rest railway station is 2.1km west at Shipl mewhat limited for cyclists with a limited a	•
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an	d tenures n criteria o	of the ho f policies	using is HO4 an	provided d HO5 (1	in line w 0 or mo	rards satisfying Bradford's housing needs, rith the Local Plan policies. The development homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services		ediate loc	', .				602	120
				-			ents may need to travel up to 950m north-early daily needs.	
				-		atisfy the	ints may need to travel up to 950m north-e	
	interaction	+ uld situate	P new resident the development of the development	LT dents wit	IR IR hin an ex	H Listing co	ents may need to travel up to 950m north-early needs.	east into the centre
cohesion 14 Culture &	interaction	+ uld situate on, without	P new resident the development of the development	LT dents wit	IR IR hin an ex	H Listing co	ents may need to travel up to 950m north-ents daily needs. SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 mmunity, encouraging participation and co	east into the centre
cohesion 14 Culture &	interaction could alt	+ Ild situate on, without er the local ts at the si	P new resident the development of the development o	LT dents witelopment of committed LT have go	IR In an ext being of unity and IR Od acces	H disting control a scale place. H ss to a ra	shits may need to travel up to 950m north-ear daily needs. SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 mmunity, encouraging participation and country that may put pressure on local services at SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	13a mmunity nd facilities or
cohesion 14 Culture &	interaction could alt	+ Ild situate on, without er the local ts at the si	P new resident the development of the development o	LT dents witelopment of committed LT have go	IR In an ext being of unity and IR Od acces	H disting control a scale place. H ss to a ra	shits may need to travel up to 950m north-early daily needs. SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 mmunity, encouraging participation and country that may put pressure on local services at SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 nge of culture and leisure opportunities income.	13a mmunity nd facilities or
13 Social cohesion 14 Culture & leisure 15 Safe & secure	Residen restaura The con location new dev	+ ts at the sints, church +/- struction a where the	P new resident the development of the would nest and occupies are cured to the could possible to the could pos	LT dents witelopment of common later than the good outdoor later than the control of the contro	IR hin an ext being of unity and IR od acceseisure sp IR new homone, and enhance	isting control of a scale place. H s to a rapaces in the so an incommunication of the second of th	shts may need to travel up to 950m north-ear daily needs. SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 mmunity, encouraging participation and country that may put pressure on local services at SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 Inge of culture and leisure opportunities income the centre of Idle and along Wrose Road.	13a mmunity and facilities or 14a Cluding pubs, 15a ms of crime at a out. However,

0.000	Baseline	Effect on S	SA Object	ive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
	site is 4.	6km north ts would h	east of a	general	hospital, ess to gre	, Bradfor een spac	dle Medical Centre, putting it outside the tall described Royal Infirmary. Description of the development.		
17 Education			+ P LT IR L SP6, SP14, SP16, EC3, DS5, CO2 17a, 17b est primary school, Blakehill Primary School, is 720m south-east of the site. The nearest secondary manuel College, is 1.5km north-east of the site.						
18 Employment	opportur	+ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b e would provide residents with good access to a broad range of high quality and diverse employment unities in Bradford, including the Shipley Employment Zone which is 1. 5km north of the site and the all city centre slightly further a field to the south-west of the site.							
19 Economy	as by inc		-				SP6, SP14, SP16, EC1, EC2, EC3, EC4 I have a minor beneficial impact on the locatices and enhancing the pool of potential en	-	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/132 - Wrose Brow Road, Windhill	0.47	Open space including trees	Greenfield	50 dwellings	Now listed as SH/056 (PO Ref: SH22/H)

Summary of assessment for NE/132:

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 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 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.

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 containing trees. The site falls within the buffer zone for the Saltaire WHS. The WHS is approximately 1.3km north-west of the site and so the potential for adverse effects as a result of development is limited, but this may require careful consideration as part of any planning application at the site, particularly as the site is open greenfield.

OA Objective	Baseline	Effect on S	SA Object	tive				
SA Objective	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. A	ALC Gra	de at the	site is a	mix of C	Grade 4 and 'Urban'. Site coincides with a co	oal MSA.
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	is expec	ted that the	ese area	as could	be avoid	ed throu	th land at a low and medium risk of surface of the land at a low and medium risk of surface of the land at a low and medium risk of surface of the land at a low and medium risk of surface of the land at a low and medium risk of surface of the land at a low and medium risk of surface of the land at a low and medium risk of surface of the land at a low and medium risk of surface of the land at a low and medium risk of surface of the land at a low and medium risk of surface of the land at a low and at a low at a	•
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							roximately 60m north-west of a small, unnar minor increase in water consumption.	ned waterbody.
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	its curred ecologic exposed The site of the like necessa The HRA	nt conditional connect I to increas falls withing tely risks sl	n. New on the control of the control	developm m south eational c Impact I underta ss has id	nent here of the sit disturban Risk Zon ken at th	e could ree is an aces as a e for the e site le	luding trees and it is likely to be of some bid educe biodiversity value at the site and redurea of deciduous woodland priority habitat, a result of development at the site. South Pennine Moors SAC/SPA/SSSI. Furvel and consultation with Natural England ure significant effects on the South Pennine Mage.	nce local which could be ther consideration ndertaken if

	Baseline	Effect on	SA Object	tive				
SA Objective	trend Score of effect		Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National that cont be likely residenti	Parks or A tains GI ele to adverse ial built for	AONBs. ements of ely alter f m, which	However of potent the local n would h	r, residei ially high townsca nelp to lir	ntial devential and land land land land land land lan	I scernible effect on any landscape designation elopment at this site could result in the loss amenity, including trees and woodland, and landscape character. The site is adjacent to agnitude for potential effects, but at this state cannot be ruled out.	of open greenfiel it would therefore existing
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
3 Cultural neritage	The site and so the	falls withir he potentia	the buft al for adv	fer zone ⁄erse eff	for the Sects as a	Saltaire V a result o	discernible effect on a Listed Building or Co VHS. The WHS is approximately 1.3km nor if development at the site may be limited, bution at the site – particularly as the site is o	th-west of the site at this may require
0.4:		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes v		xpected	to result	in a min	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	Railway	Station. Si	ite appea	ars to be	accessi	ble via w	nt services. The nearest railway station is 8 ralking and cycling, although the local topog cal area, could potentially deter people fron	raphy (site is on a
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimum	d tenures n criteria o	of the ho f policies	ousing is HO4 ar	provided nd HO5 (d in line to the district dist	wards satisfying Bradford's housing needs, with the Local Plan policies. The development ore homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services				-			ated 350m north along Leeds Road, to acce cm west toward Shipley.	ess a broader
		++	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	without o	disrupting of	cohesive oment be	eness of eing of a	existing scale th	commun	I hin an existing community in an area of high hity, encouraging participation and commun but pressure on local services and facilities	ty interaction,

	Baseline	Effect on S	SA Object	tive				Mitigation code(s)	
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies		
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 outdoor leisure spaces along Leeds Road and in the centre of Shipley.								
		+/-	Р	LT	IR	М	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	Ild 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	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	north-ea Residen outdoor	st of a ger ts at the si	eral hos te would being 40	pital, Bra I good ha 0m east	adford Roave acce	oyal Infires ss to a conill Recre	ical centre, Windhill Green Medical Centre. mary. liverse range of semi-natural habitats with ceation Ground, which could improve both ph	pportunities for	
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
Education		-	-				ary School, is adjacent to the south of the so-east of the site.	ite. The nearest	
		+	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 Bradford, including the Shipley Employment Zone which is 375m north of the site and the regional city centre slightly further a field to the south of the site.								
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	as by inc		-				I 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
NE/133 - Browfoot/Wrose Brow Road	0.32	Vacant open space	Greenfield	11 dwellings (based on 35dph)	Site now listed as SH/057 (PO Ref: SH21/H)

Summary of assessment for NE/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 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 services and amenities, 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 site. The site is 35m north-east of a small waterbody, which could be adversely affected by construction and occupation of the site.

0.4 01 : 1:	Baseline	Effect on S	SA Object	ive				
SA Objective	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 gr	reenfield. A	ALC Grad	de at the	site is G	rade 4. S	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	Site is in	FZ1 and I	nas a vei	y limited	extent o	f land at	a low risk of surface water flooding.	1
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							eximately 35m north-east of a small, unnar- minor increase in water consumption.	med waterbody.
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	Site is greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. 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	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National that, in it characte is adjace	Parks or A s current or er. New de ent to exist	AONBs. I condition velopmed ing resid	However, likely ment here wential bu	, residen akes a p ould be l ilt form, v	tial deve ositive co likely to a which wo	dernible effect on any landscape designation at this site could result in the loss ontribution towards the local landscape an adversely affect this and to alter the local culd help to limit the magnitude for potential pe and townscape cannot be ruled out.	of open greenfield d townscape character. The site

SA Objective	Baseline	Effect on	SA Object	ive								
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
neritage	Develop	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.										
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
Air quality	homes v		xpected t	to 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	Railway hill), and	Station. S	ite appea	ars to be	accessib	le via wa	t services. The nearest railway station is 1 alking and cycling, although the local topogal area, could potentially deter people from	raphy (site is on				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimun	d tenures n criteria o	of the ho f policies	using is HO4 an	provided d HO5 (1	in line w	rards satisfying Bradford's housing needs, rith the Local Plan policies. The development homes, or an area of more than 0.5ha), to reflect local need.	ent would meet th				
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
services							ted 350m north along Leeds Road, to accelumn west toward Shipley.	ess a broader				
		+	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 control that may put pressure on local services are	•				
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
eisure				-			nge of culture and leisure opportunities inc ong Leeds Road and in the centre of Shiple					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where the	re are cu	rrently no tentially e	one, and enhance	so an in commur	I d introduce new potential targets and victir crease in crime at the site cannot be ruled ity cohesion and wellbeing, or increase na	out. However,				

	Baseline	Effect on S	SA Object	ive				
SA Objective trend	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	north-ea Residen outdoor	st of a ger ts at the si	neral hos te would being 750	pital, Bra good ha 0m east o	dford Rove acces of Windhi	yal Infirns ss to a di	cal centre, Windhill Green Medical Centre. nary. verse range of semi-natural habitats with cation Ground, which could improve both ph	pportunities for
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education							ry School, is 200m south-west of the site. ast of the site.	The nearest
		+	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 Bradford, including the Shipley Employment Zone which is 450m north of the site and the regional city centre slightly further a field to the south of the site.							
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc						I d have a minor beneficial impact on the loc vices and enhancing the pool of potential e	•

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/134 – Barkerend Rd	0.43	PDL with existing buildings	Brownfield	15 dwellings (based on 35dph)	dISCOUNTED

Summary of assessment for NE/134:

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.

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult.

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 services and amenities, education facilities and employment areas.

The site is PDL containing existing buildings, and as such new development here would provide the opportunity for achieving biodiversity net gains and enhancing the local townscape character, depending on the implementation of the development.

The only additional adverse effect predicted for the site is minor, and related to an increase in water consumption, which has been predicted at nearly all sites.

CA Objective	Baseline	Effect on	SA Object	ive							
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &		+/-	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3d			
Buildings	0.110 10 1	DL. ALC G					ncides with a coal MSA. Site would be an	efficient use of			
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience		FZ1 and i eable surfa					ing. However, development could lead to a	an increase in			
5 Water		-	Р	LT	IR	М	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 – 6f			
Biodiversity			•	•			e likely that it is of limited biodiversity value				
& geodiversity	condition. New development here would be unlikely to result in any discernible effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements.										
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a			

7 Landscape & townscape	adversel opportun by incorp quality d	y alter the nity to ensu porating G	local cha ure that the l elemen required	aracter. I his locati ts of high by variou	t is consi on has a n visual a	dered to more po menity v	e may therefore be limited scope for new of be likely that new development at the site positive influence on the local townscape chalue or by ensuring that the new developments). This is somewhat dependent on the	would be an aracter, such as nent is of a high					
8 Cultural heritage		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None					
go	Develop	evelopment at the site would be unlikely to have a discernible effect 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		ment targe					opment at this location could make achievi pollution associated with the construction						
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	Bradford		ge Railw	ay Static	n. Site h		t services. The nearest railway station is 8 access for pedestrians, but somewhat lim						
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types an minimum	d tenures n criteria of	of the ho f policies	using is HO4 an	provided d HO5 (1	in line w	vards satisfying Bradford's housing needs, vith the Local Plan policies. The development of homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the					
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
services	Resident	ts would b	e within (600m of a	a range o	of key se	rvices and amenities including those along	g the B6381.					
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	without o without t local sen	disrupting of he develop nse of com	cohesive oment be munity a	ness of e eing of a and place	existing c scale that . Howeve	ommunit at may pu er, site is	In an existing community in an area of highty, encouraging participation and communut pressure on local services and facilities adjacent to the A658, which could potentiure to air pollution and noise and visual dis	ity interaction, or could alter the ally impact on the					
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure			-	-			such residents would have excellent accesubs, restaurants, places of worship and ou						
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location out. How	where the	re are cu develop	rrently no	o residen uld poten	itial rece tially enl	I d introduce new potential targets and victir ptors, and so an increase in crime at the s nance community cohesion and wellbeing, local risk of crime.	ite cannot be ruled					

		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
	Residents would be within 200m of the nearest medical centre, Hillside Bridge Health Centre. The site is 2km												
16 Health	north-west of a general hospital, St Luke's Hospital.												
	exercise	Residents would have good access to green space, including Bradford Moor Golf Club, providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.											
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education	The nea	The nearest primary school, Barkerend Primary School, is 300m north-east of the site. The nearest secondary											
	school,	Carlton Bo	lling Coll	ege, is 6	50m nort	h of the s	site.						
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment	The site	would pro	vide resi	dents wit	h good a	ccess to	a broad range of high quality and diverse	employment					
	opportu	nities in the	e centre o	of Bradfo	rd, includ	ling the E	Bowling Employment Zone which is 520m s	south of the site.					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such											
19 Economy	as by increasing the demand for local goods and services and enhancing the pool of potential employees for												
			=				ment could lead to an improved attractiven	ess to the area,					
	which could encourage further inward investment to help tackle local deprivation.												

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/140 - Land east of					Preferred
Harrogate Road,	1.00	Agricultural	Greenfield	35 dwellings (at 35dph)	Option: NE19/H
Greengates					INCIB/FI

Summary of assessment for NE/140:

Being within the target distances for all necessary health facilities, the site could deliver a major positive effect for residents on the health SA Objective.

A major adverse effect arises for the climate change resilience SA Objective due to the site's eastern perimeter overlapping with land in the active Flood Zones 2 and 3, and falling within land 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. 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 100% greenfield site adjacent to deciduous woodland priority habitat. The northern perimeter is adjacent to the Leeds Liverpool Canal Conservation Area, the setting of which could be adversely altered by the development.

Additionally, the site's eastern perimeter is adjacent to Carr Beck so development here could pose a risk to water quality.

CA Objective	Baseline	Effect on	SA Object	ive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan and DM policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e	
Buildings	_	reenfield. A			site is C	Frade 3,	which could potentially include BMV soils. S	ite coincides with	
4 Climate			P LT IR M SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7 4a – 4e						
change resilience	The site's eastern perimeter overlaps slightly with land in FZ2 and FZ3. The site's eastern perimeter also fall within land medium and high risk of surface water flooding, it is expected that this area would be avoided three a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.								
E \\\-1==		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources	not withi	•	Develo	oment at	the site		Development here could pose a risk to wa e expected to result in a minor increase in w		
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	

	Baseline	Effect on	SA Object	tive				Mitigation code(s)
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan and DM policies	
G Biodiversity & geodiversity	its curred ecologic could po Complex	nt conditio al connect tentially be	n. New on the control of the control	developm stern per d by new h-east of	nent here rimeter o v develo f the site	e could re of the site pment su , which c	eluding trees and it is likely to be of some bid educe biodiversity value at the site and reduce is adjacent to deciduous woodland priority uch as through impacts on root zones. Calv could potentially be exposed to increased re	uce local habitat, which erley Wood
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
andscape andscape wnscape	National that, in it characte is adjace	Parks or A ts current of er. New de ent to exist	AONBs. condition velopme ting resid	Howeven, likely ment here wellen	r, reside nakes a p would be uilt form,	ntial deve positive of likely to which w	scernible effect on any landscape designation elopment at this site could result in the loss contribution towards the local landscape an adversely affect this and to alter the local could help to limit the magnitude for potential cape and townscape cannot be ruled out.	of open greenfield townscape whether the shade of the sha
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
3 Cultural neritage	Building: Develop	s, called '9	97, Harr is greent	ogate Ro	oad' and	'Dog an	ds Liverpool Canal Conservation Area. Two d Gun Public House', are 180m west of the result in an adverse effect on the setting of	site.
) Air		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
Air quality	homes v		xpected	to result	in a min	or increa	n an AQMA or CAZ. The construction and one ase 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	Apperley topograp	Bridge R	ailway S on a ste	tation. S eep hill),	ite appea	ars to be	nt services. The nearest railway station is 1 accessible via walking and cycling, althougesignated cycle paths in the local area, cou	the local
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
1 Housing	types an minimun	nd tenures n criteria o	of the ho	ousing is s HO4 ar	provide nd HO5 (d in line ((10 or mo	wards satisfying Bradford's housing needs, with the Local Plan policies. The development ore homes, or an area of more than 0.5ha), to reflect local need.	ent would meet th
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services	The nea			1	1	1	•	

	Baseline	Effect on	SA Objec	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan and DM policies	Mitigation code(s)
		+	Р	LT	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 control to the that may put pressure on local services are	-
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 Greengates and along Harrogate Road.	cluding pubs,
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are cu could po	urrently notentially	one, and enhance	d so an i e commu	Ild 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	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	Resident outdoor 950m no	a hospital, ts at the si exercise a	Eccleshite would and comr	nill Comn I have go munity er	nunity Ho ood acce	ospital. ess to a c ent, inclu	ical centre, Haigh Hall Medical Practice. The liverse range of semi-natural habitats with conditional diagonal meadows Playing Fields, as well and mental healt	opportunities for well as being
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education		rest prima mmanuel	-		-	-	shool, is 560m south-east of the site. The nees test.	earest secondary
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur regional	nities in Br	adford, i e slightly	ncluding further a	the Ship a field to	oley Emp	o a broad range of high quality and diverse loyment Zone which is 3.2km north-east of n-west of the site. It is uncertain the extent portunities in agriculture in the local area.	the site and the
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by ind	creasing th	ne dema lowever,	nd for lo	cal good:	s and se	I 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 i	employees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/152 - Land at Friars Industrial Estate, Idle	2.58	PDL, Marcus Transport Bradford Ltd. And Yorkshire Tiger warehouses	Brownfield	88 dwellings	Discounted

Summary of assessment for NE/152:

No significant adverse effects predicted for the site. The only minor adverse effect predicted relates to water resources and air quality, as predicted for almost all other site. NE/152 would be a good opportunity to deliver biodiversity net gains and improvements to the local character. The site is well located to provide residents with good access to key services and amenities, shops, jobs, cultural spaces, and schools, with particularly good access to health facilities.

	Baseline	Effect on S	SA Object	tive						
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land & Buildings	situated re-use o urban. A	within coa f materials	l and sand would in orders the	ndstone mprove t	MSA. It i he resou	s unkno irce-effic	SP4, SP8, SP9, HO2, TR5 se of land, depending on impacts on the MS wn if the existing buildings on-site could be ciency of any development. The ALC grade erefore there is a risk of contaminated land to	re-used but the of the land is		
4 Climate change resilience	Site is w	+ ithin FZ1.	P There ar	LT re areas	IR of low of	H surface	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7 water flooding within the site boundary.	4a – 4e		
5 Water resources							SP9, EN1, EN2, EN7, EN9 1 100m of site. Development would result in ation to existing levels.	5a – 5e a minor net		
6 Biodiversity & geodiversity	-						SP10, SP11, EN1, EN2, EN3, EN7, EN9 ensitive biodiversity designation and developalue of the site.	6a – 6h pment would		
7 Landscape & townscape	+ P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a. 7b Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.									
8 Cultural heritage	-	O n/a n/a h SP2, SP10, EN3, EN4, EN5, EN6, DS3 Development at this site would not impact on a Conservation Area. Development at site would be unlikely to have a discernible impact on any heritage assets or historic areas.								

21.211.11	Baseline	Effect on	SA Objec	tive								
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
9 Air quality	0:1	-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
		e is not within an AQMA or a CAZ, however there is expected to be a minor reduction in air quality relative to rent levels due to the pollution associated with the construction and occupation of new homes.										
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
To Transport				-	-		ices. Apperley Railway Station is 2.1km noi ugh there is a lack of designated cycle paths					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	on the ty meet the	pes and te minimum	enures o criteria	f the hou of policie	ising is p es HO4 a	orovided and HO5	tion towards satisfying Bradford's housing r in line with the Local Plan policies. The dev (10 or more homes, or an area of more tha houses to reflect local need.	elopment would				
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
services						_	of services and amenities in highly accessi along Bradford Road.	ble locations,				
13 Social		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
cohesion	participa	tion and c	ommuni	ty interac	ction, wit	hout the	existing community of high deprivation, enc development being of a scale that could pu ense of community and place.					
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure		rs resident and leisure	•				d leisure areas, being within a 500m walk o	f a varied array of				
15 Safe &		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a				
secure	New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it 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	would ha	ave excelle	ent acces	ss to out	door spa	ice, whic	s within 1.6km of Eccleshill Community Hos h can have positive health effect both physi ymour Park.	•				
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				

SA Objective	Baseline	Effect on S	SA Object	tive								
	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
17	Site is w	ithin 600m	of Blake	ehill Prim	ary Sch	ool. Site	is 1.6km south of Immanuel College, putting	it outside the				
Education	desired i	esired range.										
40		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	Site wou	Site would provide residents with excellent access to a broad range of high quality and diverse employment										
Employment	opportunities nearby, with the centre of Bradford 1.5km to the west of the site and multiple other employment											
	sites with	hin 5km.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		ng the dem					d have a minor beneficial impact on the loca and enhancing the pool of potential employ	•				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/163 – Site of Ashfield Mills	0.88	PDL with industrial/ commercial buildings	Brownfield	27 dwellings (based on 35dph)	Commitment: NE20/HC

Summary of assessment for NE/163:

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 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.

As a PDL site containing existing buildings, there are opportunities for achieving biodiversity net gains and enhancing the local townscape character, depending on how the development is designed and implemented.

The site's northern perimeter falls within land at medium and high risk of surface water flooding, meaning a minor adverse effect is predicted for the climate change resilience SA Objective. The only other minor adverse effects are related to increases in air pollution and water consumption, which have been predicted at nearly all sites.

04.01: 1:	Baseline	Effect on	SA Object	ive								
SA Objective	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							incides with coal and sandstone MSAs. S n the MSAs.	ite would be an				
4 Climate		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
change resilience	expected	Site is in FZ1. The site's northern perimeter falls within land medium and high risk of surface water flooding, it is expected that this area would be avoided through a careful layout of development. 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							100m of a surface waterbody. Developme consumption.	ent at the site				
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
Biodiversity & geodiversity	New development the intro-	elopment duction of	here wor GI elements	uld be a q ents. ss has ide	good opp entified th	ortunity nat likely	y that it is of limited biodiversity value in it to deliver biodiversity net gains at the site significant effects on the South Pennine ge.	such as through				
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a				

7 Landscape & townscape	limited so developed local tower the new	cope for no ment at the inscape ch	ew devel e site wo naracter, ent is of a	opment tuld be ar such as a high qu	o advers opportuby incorpality des	ely alter nity to el porating ign (as r	ppear to be in commercial use. There may the local character. It is considered to be I nsure that this location has a more positive GI elements of high visual amenity value o equired by various Local Plan policies). The lopment.	ikely that new influence on the r by ensuring that					
8 Cultural heritage	O N/A N/A N/A H SP2, SP10, EN3, EN4, EN5, EN6, DS3 None Development at this site would not impact on a Conservation Area. Development at site would be unlikely to have a discernible impact on any heritage assets or historic areas.												
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	homes w		kpected t	to result i	n a mino	r increas	an AQMA or CAZ. The construction and conse 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	Apperley topograp	Bridge R	ailway St	tation. Sind the	te appea e lack of	rs to be	It services. The nearest railway station is 1 accessible via walking and cycling, althoug ed cycle paths in the local area, could pote	h the local					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types an minimum	d tenures n criteria of	of the ho policies	using is HO4 an	provided d HO5 (1	in line w 0 or mo	vards satisfying Bradford's housing needs, vith the Local Plan policies. The development re homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the					
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
services	The nea	rest area c	of key se	rvices an	d amenit	ies appe	ears to be located 600m south in the centre	of Idle.					
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	interaction		the dev	elopment	being of	f a scale	nmmunity, encouraging participation and co that may put pressure on local services ar	-					
	Site is adjacent to A658, which would be likely 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 &		+ P LT IR H SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4											
leisure							nge of culture and leisure opportunities inc the centre of Idle and along the A657.	cluding pubs,					
		+/-	Р	LT	IR	М	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 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	Residents would be within 600m of the nearest medical centre, Idle Medical Centre. The site is a general hospital, Bradford Royal Infirmary. Residents would have excellent access to green space, including Idle Recreation Ground, provi exercise opportunities, which could improve both physical and mental health for the residents of development.										
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education	The neares	•	-		-		is 500m west of the site. The nearest seco	ondary school,			
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	opportunition	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Shipley Employment Zone which is 1.6km north-east of the site and the regional city centre slightly further afield to the south-west of the site. It is uncertain the extent to which residential development would reduce employment opportunities at this location.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy as 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 which could encourage further inward investment to help tackle local deprivation.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/171 - New Otley Road, Barkerend	0.13	Parking	Mix	10 dwellings	Discounted

Summary of assessment for NE/171:

A significant adverse effect has been predicted for NE/171 for the air quality SA Objective, as a result of the site being situated within the CAZ and also being 27m north of an AQMA. No other significant adverse effects predicted. Minor adverse effects have been predicted for most natural environment themed SA Objectives as a result of the effects associated with development on greenfield. The site is well located to provide residents with good access to key services and amenities, shops, jobs, and cultural spaces, with particularly good access to schools, health facilities and public transport options.

SA Objective	Baseline	Effect on	SA Object	tive				
	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		-	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3b, 3e
3 Land & Buildings	develop		d constit	•			th of the site, however as most of this land in d. Site is entirely situated within a coal MSA	
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience							•	ad to an increase
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	Site is not in a GSPZ. No surface water bodies are w						•	
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversity	entirely		thin a Na	atural En	igland Gi	reen Infr	is directly impacted by development on the astructure Corridor. Development at this site tivity.	
7 _andscape		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
R ownscape	Site would not affect an AONB or National Park. The loss of greenspace at this site may cause a minor negative impact on the local landscape.							
3 Cultural		-	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
heritage		ment at thine setting					servation Area. Construction of this site may the site.	negatively

SA Objective	Baseline	Effect on	SA Objec	tive				
	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
. A:			Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
Air quality	could m	-	ing air q	uality im	proveme	ent targe	n north of an AQMA, therefore development ts increasingly difficult, due to the pollution a	
10		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Fransport	Station.				•	•	nt services and is 650m east of Bradford Int and cyclists although there is a lack of desig	•
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	on the ty	ypes and to e minimum	enures o criteria	of the hou of policie	using is p es HO4 a	orovided and HO5	tition towards satisfying Bradford's housing r in line with the Local Plan policies. The dev (10 or more homes, or an area of more that houses to reflect local need.	elopment would
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services							of services and amenities in highly accessing entre of Bradford.	ble locations
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interacti could al	on, withou ter the loca	t the dev al sense	elopmer of comm	nt being on nunity an	of a scal d place.	community, encouraging participation and co e that may put pressure on local services ar Site is 50m north of the A658, which could p on the quality of life for residents at the site.	d facilities or
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
eisure						_	e of culture and leisure opportunities in highly n the centre of Bradford.	/ accessible
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
5 Safe &	location			urrently n	one, and	d so an i	uld introduce new potential targets and victir ncrease in crime at the site cannot be ruled	
secure		velopment could help	-	-			unity cohesion and wellbeing, or increase na	

SA Objective	Baseline	Effect on S	SA Object	ive							
	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
	hospital, of semi-	Site is within 800m of the nearest GP surgery, Hillside Bridge Health Care Centre. Site is within 1km of a general nospital, Leeds Road Community Hospital. Site would provide new residents with good 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 L SP6, SP14, SP16, EC3, DS5, CO2 17a – 17c ite is within 800m of Barkerend Primary Leadership Academy to the north of the site and Saint Mary's Roman atholic Primary School to the west. The nearest state secondary school, Carlton Boiling College, is within 1km of the site									
18 Employment	opportur	+ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b e would provide residents with excellent access to a broad range of high quality and diverse employment portunities in the nearby, as well as slightly further afield towards the regional city in the south and the nearby									
19 Economy	The con:						SP6, SP14, SP16, EC1, EC2, EC3, EC4 d have a minor beneficial impact on the loca				
TO Education III	business	ses. An im	proveme	nt in the	built env	vironmer	and enhancing the pool of potential employent could lead to an improved attractiveness to ackle local deprivation.				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/177 – Junction Hotel, Leeds Rd	0.17	Car parking and hard standing	Brownfield	5 dwellings (based on 35dph)	Discounted

Summary of assessment for NE/177:

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 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 services and amenities, education facilities and employment areas.

The site is vacant PDL, so new development here would provide opportunities for achieving biodiversity net gains and improving the local townscape character, depending on the design and implementation of the development. The only adverse effects predicted for the site are minor and related to increases in air pollution and water consumption, which have been predicted at nearly all sites.

SA Objective	Baseline	Effect on	SA Object	ive								
	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							Incides with coal and sandstone MSAs. Sin the MSAs.	te would be an				
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 i	risk of su	rface wa	ter flood	ing.	1				
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
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		+	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
Biodiversity & geodiversity	New dev	relopment e a good o	here wo	uld be un	likely to	result in	y that it is of limited biodiversity value in its any discernible effects on a biodiversity do et gains at the site such as through the into	esignation and				
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a				
7 Landscape & townscape	to ensure incorpora quality d	e that this ating GI el	location ements or required	has a mo of high vi by variou	ore positi sual ame	ve influe enity valu	I left that new development at the site would not on the local townscape character, such or by ensuring that the new developmenticies). This is somewhat dependent on the	ch as by nt is of a high				
		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				

8 Cultural heritage	-	ment at th			-		ervation Area. Development at site would bic areas.	oe unlikely to have					
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
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.												
40 Transact		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	New Pu		ay Statio	on. Site h	-	-	nt services. The nearest railway station is 2 for pedestrians, but somewhat limited for c						
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
3							s satisfying Bradford's housing needs, depoint the Local Plan policies.	ending on the					
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
services	The site Road.												
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
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. However, site is adjacent to A647, which would be likely 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				_			ange of culture and leisure opportunities ind paces along Leeds Road and throughout Ti						
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a					
15 Safe & secure	location out. How	where the ever, new	re are cu develop	irrently no	o resider uld poter	ntial rece ntially en	Id introduce new potential targets and victir ptors, and so an increase in crime at the si hance community cohesion and wellbeing, a local risk of crime.	te cannot be ruled					
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health		ts would b st of a ger					cal centre, Thornbury Medical Centre. The	site is 4.4km					
	exercise		at Calve				range of semi-natural habitats with opport d improve both physical and mental health						

17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education	The nea	The nearest primary school, Thornbury Primary School, is 840m south-west of the site. The nearest secondary										
	school, l	school, Laisterdyke Leadership Academy, is just over 1km south-west of the site.										
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment		he site would provide residents with good access to a broad range of high quality and diverse employment										
Linploymont				_		-	oyment Zone which is 1.5km south-west of	f the site and the				
	regional	city centre	slightly	further a	field to w	est of th	e site.					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy			-				have a minor beneficial impact on the loca	-				
19 Economy	_	as by increasing the demand for local goods and services and enhancing the pool of potential employees for										
			•				ment could lead to an improved attractiver	ness to the area,				
	which co	ould encou	rage furt	her inwa	rd investi	ment to I	nelp tackle local deprivation					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/182 – Blakehill Works, Bradford Rd, Idle	0.49	PDL with buildings	Brownfield	17 dwellings (based on 35dph)	Preferred Option: NE21/H

Summary of assessment for NE/182:

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 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 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.

The site is PDL containing existing buildings, so new development here would provide opportunities for achieving biodiversity net gains and enhancing the local townscape character, depending on the design and implementation of the development. The only adverse effects predicted for the site are minor and related to increases in air pollution and water consumption, which have been predicted at nearly all sites.

OA Objective	Baseline	Effect on S	SA Object	ive				Mitigation code(s)				
SA Objective	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 – 3e				
Buildings							incides with coal and sandstone MSAs. Sit n the MSAs.	e would be an				
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
resilience	Site is in	Site is in FZ1 and has a limited extent of land at a low risk of surface water flooding.										
5 Water		-	Р	LT	IR	М	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 – 6f				
Biodiversity & geodiversity	New development the intro	elopment duction of	here wor GI eleme	uld be a gents. ss has ide	good opp entified th	ortunity nat likely	y that it is of limited biodiversity value in its to deliver biodiversity net gains at the site significant effects on the South Pennine Nage.	such as through				
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a				

7 Landscape & townscape	limited so develope local tow the new	cope for no ment at the inscape ch	ew devel e site wo naracter, ent is of a	opment tuld be ar such as a high qu	to advers n opportu by incorpuality des	sely alter inity to e porating sign (as r	appear to be in commercial use. There may the local character. It is considered to be usure that this location has a more positive GI elements of high visual amenity value cequired by various Local Plan policies). The lopment.	likely that new e influence on the or by ensuring that			
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Development at this site would not impact on a Conservation Area. Development at site would be unlikely to he a discernible impact on any heritage assets or historic areas.										
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	homes w		xpected t	to result	in a mino	or increa	an AQMA or CAZ. The construction and one 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	Apperley		ailway St	tation. Si			nt services. The nearest railway station is 2 ass for pedestrians, but somewhat limited f				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an minimum	d tenures n criteria o	of the ho f policies	using is HO4 an	provided d HO5 (1	in line v 10 or mo	vards satisfying Bradford's housing needs, vith the Local Plan policies. The development of homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the			
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
services	There is	an area o	key ser	vices and	d ameniti	es locate	ed adjacent to the site, to the south.				
		++	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 o	ommuni	n an existing community in an area of high ty, encouraging participation and commun ut 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				_			inge of culture and leisure opportunities in uch as those along Norman Lane and in th				
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location out. How	where the ever, new	re are cu develop	rrently no	o resider uld poten	ntial rece ntially en	d introduce new potential targets and viction ptors, and so an increase in crime at the shance community cohesion and wellbeing, local risk of crime.	ite cannot be ruled			

		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
	Residents would be within 600m of the nearest medical centre, Rockwell and Wrose Practice. The site is 1.4km north-west of a hospital, Eccleshill Community Hospital.										
16 Health											
	Residents would have good access to green space with opportunities for outdoor exercise, as well as being 1.2km west of Eccleshill Pool, both of which could improve both physical and mental health for the residents of the development.										
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education		rest prima Hanson Ac					I, is 350m north-west of the site. The neare ne site.	st 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 Bradford, including the Shipley and Canal Road Employment Zones which are within 2.25km the site and the regional city centre slightly further afield to the south-west of the site. It is uncertain the extent to which residential development would reduce employment opportunities at this location.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as 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 to help tackle local deprivation										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM90 - Former Filter Beds, Esholt WWTW	55.00	Mix	Mix (Green Belt)	Employment land	Preferred Option: NE23/E

Summary of assessment for EM90:

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 the western perimeter of the site falling within Flood Zone 2, and small areas, i.e. the north west and south west corners of the site, overlap with Flood Zone 3. The site has multiple pockets of low, medium, and high surface water flood risk, and due to the distribution of this it may be difficult for the development to entirely avoid it.

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.

The site has a former utility use. It is large and includes areas of GI elements and so a minor adverse effect was predicted for the biodiversity and geodiversity SA Objective. Two waterbodies are present in the north and west of the site as well as within less than 100m of the site, the water quality of which could be at risk from development here.

There are six Grade II and one Grade II* Listed Buildings situated towards the north-west of the site, and it is likely that new employment development at this large site would alter the setting of these sensitive heritage assets, particularly as large areas of the site are currently greenfield. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

OA Objective	Baseline	Effect on S	SA Object	ive							
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
0110			Р	LT	IR	Н	HO5, HO6, HO7, TR2	3b, 3f			
3 Land & Buildings	areas of	Site appears to be predominantly brownfield and partially developed. However, this 55ha area of land also has areas of greenfield. ALC Grade at the site is a mix of 'Urban' and Grade 3, and so it could contain BMV soils. Site coincides with sandstone and sand & gravel MSAs.									
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	The western perimeter of the site overlaps with land in FZ2 and small areas, i.e. the north west and south west corners of the site, overlap with Flood Zone 3. Site has a grid like structure of surface water flood risk with multiple pockets of low, medium, and high surface water flood risk, due to the distribution of this, it may be difficult for the development to entirely avoid it.										
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	Two small waterbodies are present in the north and west of the site. A number of other small waterbodies are within less than 100m of the site. Development here could pose a risk to water quality. 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			

0. O	Baseline	Effect on	SA Objec	tive							
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
6 Biodiversity & geodiversity	EM90 is a very large site that appears to be in use for industrial purposes. Much of the site is likely of limited biodiversity value. However, given the scale of the site it does include areas of various GI elements including trees and woodland that is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. There are several areas of deciduous woodland priority habitat within the site, which could be adversely affected by new development at the site such as through a direct loss of trees of impacts on root zones. Nun Wood LWS, which is an Ancient Woodland, is adjacent to the site's eastern perimeter. Development could potentially adversely affect Nun Wood, such as through an increase in recreational disturbances. The site falls within a SSSI Impact Risk Zone. The South Pennine Moors SSSI/SAC/SPA is approximately 6km from the site. The HRA report has identified that likely significant effects in terms of urban effects and impacts to supporting habitat would not be triggered.										
7 Landscape & townscape	condition developed opportured incorpored implement and varied new developed	n, could poment would nities for do ating GI (a entation. Thous GI ele relopment,	otentially d replace elivering as require the site is ments the there co	be detra e existing enhance ed by val s very lar nat are like ould be a	acting frog g site use ements to rious Loc ge and d kely of his	m the loo es, or be the loc cal Plan plespite the gh visual	SP2, EN1, EN3, EN5, EN6, DS2, DS3 mercial purposes. It is a very large site and, cal character. It is unclear the extent to whice situated in amongst them, but the site coulcier colories. However, this is somewhat dependent of the dominant industrial use, it does have are all amenity value. Should these parts of the site to both positive and adverse effects on the	h new I present sign or by dent on as of woodland te be lost due to ter. Overall it is			
8 Cultural heritage	Grade II in this co containii employn	* Listed Bu orner. A G ng Listed E	uilding, 'I rade II Li Buildings opment	Building i isted Bui would b at this la	immedia Iding also e incorporge site v	tely to no o adjoins orated in would alt	SP2, SP10, EN3, EN4, EN5, EN6, DS3 e perimeter, situated in the north-west corne orth of present home farmhouse at Esholt Ha is the site's south-eastern corner. It is unclea to the proposed development. However, it is er the setting of these sensitive heritage ass	all Home Farm', r how this area s likely that new			
9 Air quality	business	s premises	would b	e expec	ted to re	sult in a	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and o minor increase in air pollution in relation to e ansport movements.				
10 Transport	Bridge F areas in	Railway Sta the north	ation, is a	also adja e are ov	icent to t er 1km fi	he south rom the r	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 multiple bus stops and the nearest railway sern boundary of the site. However, due to the nearest bus stop and railway station. Due to mewhat limited access.	ne size of the site,			
11 Housing		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			

SA Objective	Baseline	Effect on S	SA Object	tive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
	Site is al needs.	llocated fo	r employ	ment lar	nd and th	nerefore	will not provide a contribution towards Brad	lford's housing	
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
services	I -	vision of ne and amer	-	byment o	developn	nent her	e could 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	None	
cohesion						•	nt at a location where it is in proximity to sir fect the cohesion of residential communities	•	
4 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None	
eisure	-	roposed fo of cultural			-	ent and v	vould be unlikely to have a discernible effec	ct on the local	
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
5 Safe & secure	crime at	a location r, new dev	where the	nere are	currently	y none, a	ent site would introduce new potential targe and so an increase in crime at the site cann se natural surveillance, and so could help t	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	None	
TO FIGURE	Site is properties	•	r employ	ment pu	irposes a	and so it	would be unlikely to have a discernible effe	ect on this SA	
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
Education	Site wou	ıld provide	new em	ploymer	nt land th	at offers	skills learning opportunities for local people	e 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 Bradford.								
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy			•				I ployment space that would contribute towa elopment could also provide a boost to the v	•	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM113 - Walkhill Farm, Apperley Lane	5.31	Agricultural	Greenfield and Green Belt, with small area of PDL and agricultural buildings	Employment land	Preferred Option: NE22/E

Summary of assessment for EM113:

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 positive score has also been predicted for the transport SA Objective due to the prevalence of public transport options in close proximity to the site.

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 predominantly greenfield and Green Belt site which contains trees in part of the site. A Grade II Listed Building is situated in the south-east of the site, and it is likely that new employment development at this largely greenfield site would alter the setting of this sensitive heritage assets.

CA Objective	Baseline	Effect on	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land & Buildings	Site is pr	 redominan	P tly greer	LT nfield. Sit	IR e is pred	H Iominant	H05, H06, H07, TR2 ly ALC Grade 3. Site coincides with a sand	3a - 3f stone MSA.
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience							w risk of surface water flooding. However, or ared to current levels.	development could
5 M		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	There are no surface waterbodies present						site boundary or within 100m of the site. D in water consumption at this location in rela	•
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f

OA Obissations	Baseline	Effect on S	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
6 Biodiversity & geodiversity	its currer ecologics to the sit through: The site from the	nt condition al connect e's eastern an increas falls withir	n. New continuity. Site of the perime of the	levelopme is in protect, which eational Impact I ort has in	nent here eximity to th could disturba Risk Zon dentified	e could re o severa potential nces. ne. The S	luding trees and it is likely to be of some bio educe biodiversity value at the site and redu I areas of deciduous woodland, including wolly be indirectly affected by development at the south Pennine Moors SSSI/SAC/SPA is apply significant effects in terms of urban effects	ce local podland adjacent he site such as roximately 6.8km
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National Green B it would existing	Parks or A elt land tha therefore b residential	AONBs. at contai be likely built for	Howeverns GI ele to advers m, which	r, new de ements o sely alter would h	evelopme of potenti r the loca nelp to lir	scernible effect on any landscape designation at this site could result in the loss of operally high visual amenity, including trees and all townscape and landscape character. The mit the magnitude for potential effects, but at the content of the country of the	n greenfield and hedgerows, and site is adjacent to
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	this area	of the site	e, compri o any de	ising har evelopme	d standir ent here.	ng and th Howeve	s within the south-eastern corner of the site. The existing buildings (including Walk Hill F. The existing buildings (including Walk Hill F. The existing buildings (including Walk Hill F. The existing of the setting of this sensition of the	armhouse) would oyment
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	business	premises	would b	e expec	ted to re	sult in a	n an AQMA or CAZ. The construction and o minor increase in air pollution in relation to e ansport movements.	
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Railway		adjacen	t to the s	site's sou	ıthern bo	nt services. The nearest railway station, Appoundary. Site has good access for pedestrial hs.	
11 Housing		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site is al needs.	located for	r employ	ment lar	nd and th	nerefore v	will not provide a contribution towards Bradf	ord's housing
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services	-	vision of ne and amen	-	oyment o	levelopm	nent here	e could potentially help to enhance the local	offering of key

	Baseline	Effect on	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration Certainty Certainty 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 sir 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			-	ent and v	I would be unlikely to have a discernible effec	t on the local
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a
15 Safe & secure	crime at	a location r, new dev	where the	here are	currently	y none, a	ent site would introduce new potential targe and so an increase in crime at the site cann se 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, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
	Site is properties	-	r employ	ment pu	irposes a	and so it	would be unlikely to have a discernible effe	ect on this SA
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education	Site wou	ld provide	new em	ploymen	nt land th	at offers	skills learning opportunities for local people	e and employees.
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment		nt to which					bloyment opportunities in Bradford. Howeve d impact on employment opportunities in ag	
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy			-				ployment space that would contribute towa	-

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE24/E – Land at Gain Lane & Woodhall Road	9.85	Vegetated land	Greenfield	Employment land	Preferred Option: NE24/E

Summary of assessment for NE24/E:

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 significant boost to the local economy. A major positive score has therefore been predicted for the employment and the economy SA Objectives.

Although the site would be adjacent to other commercial premises, which are located to the south of the site, a major negative effect is anticipated on the land and buildings SA Objective. This is because the site is a large greenfield site; the majority of the site is ALC Grade 3, which could potentially include BMV soils; and the site coincides with a Coal MSA. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The site benefits from good accessibility via public transport and could help to promote active travel due to the presence of the Calverley Millennium Way to the north of the site.

		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)
2 Land 9			Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3f
3 Land & Buildings		reenfield. ⁻ s with a C		rity of the s	site is ALC	C Grade	e 3, which could potentially include BM\	/ soils. The site
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	Site is in	FZ1 and					ace water flooding.	1
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	Develop		e site wo	uld be exp	ected to r	esult in	m of the site. Site does not coincide wi a minor increase in water consumption	at this location in
		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9 The site comprises vegetation and ma	6a – 6f
6 Biodiversity & geodiversity	site and A TPO w woodlan The site north we site. An area	reduce loo voodland i d. is in a SS est of the s	cal ecolog s adjacer SI Impact site. Deve	gical conne it to the sit : Risk Zone lopment at land which	ectivity. e's south e. The nea t this site v i is a prior	easterr arest St would b	evelopment here could reduce biodivers boundary. There is built form present SSI is Trench Meadows, which is appro- e unlikely to have a discernible effect of tat is located approximately 40m from to Site, namely, Bill, Round and Ravenso	within the TPO ximately 6.9km n this designated he site boundary.
	прріодії	-	P	I IT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	and the located to of this si	Yorkshire to the sout	Dales Na th of the s to have a	tional Park ite, while j minor eff	e proximi c. The site ust beyon	ty to and is not lead Fagle	y designated landscapes, such as the located in Green Belt land. Commercia by Beck is an area of residential proper andscape and townscape associated w	Nidderdale AONB premises are ies. Developmen
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
8 Cultural heritage	approxin this liste	nately 290 d building.	-300m no Although	orth of the a	site. Give ng vegeta	n the si	scliff Farmhouse and adjoining barn, who see of this site, there may be an impact outly the site, there may be an impact outly the site of	on the setting of r historic areas.
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 90
9 Air quality	site. Dev Develop the cons	elopment ment at th	at this sit is site wo nd occupa	e may incı uld be like	rease veh ly to incre	icular m ase air	n AQMA. The CAZ is approximately 78 novements within the CAZ. pollution at the site in relation to existing ises and the potential transport movements.	ng levels due to
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport		ast of the					nearest railway station is New Pudsey, Millennium Way near to the site could he	

		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	located fo	r employr	nent and t	herefore v	vill not	provide a contribution towards Bradford's	s housing needs.
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services		ision of ne and amer		yment dev	elopment		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 the cohesion of residential con	
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	ind wou	lld be unlikely to have a discernible effec	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 targe 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 employi	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	Site wou		new emp	oloyment la	and that o	ffers sk	ills learning opportunities for local people	e and
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 Bradford.	
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy							employment space that would contribute tality of Bradford's economy.	e towards the

Bradford North West

- 1.1.17 Thirty-eight potential housing sites have been identified within Bradford North West.
- 1.1.18 Significant negative effects have been identified in relation to water resources (SA Objective 5) for site NW/049 and in relation to air quality (SA Objective 9) for sites NW/002, NW/010, NW/012B, NW/013A, NW/052, NW/054, NW/073, NW/084, NW/088, NW/123, NW/129, NW/130 and NW/131.
- 1.1.19 To address the latter, development proposals should demonstrate how any adverse impacts on any nearby Air Quality Management Areas and/or Clean Air Zones (CAZ) will be avoided and how positive impacts will be delivered. In addition, a mitigation programme is to be prepared for development within CAZs.
- 1.1.20 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for sites (NW/015, NW/018, NW/026B, NW/31B, NW/040, NW/041A, NW/041B, NW/046, NW/049, NW/131). This is due to a loss of >0.4ha of greenfield land.
- 1.1.21 Significant positive effects have been identified in relation to transport (SA Objective 10) for sites NW/088, NW/130 and NW/131 and in relation to social cohesion (SA Objective 13) for sites NW/002, NW/012B NW/013A, NW/040, NW/041a, NW/041b, NW/046, NW/054, NW/073, NW/080, NW/084, NW/099, NW/123 and NW129.
- 1.1.22 The majority of sites are assigned a significant positive effect in relation to health (SA Objective 16) and education, whilst the remainder of sites are assigned a minor positive effect.
- 1.1.23 Sites NW/015, NW/023, NW/049 and NW/080 score negatively (minor) in relation to accessible services (SA Objective 12).
- 1.1.24 In relation to biodiversity & geodiversity (SA Objective 6) and landscape & townscape (SA Objective 7), sites NW/010, NW/012B, NW/052, NW/073, NW/084, NW/111, NW/126 and NW/130 score positively (minor), whilst the remainder score negatively (minor or major) or positive/negative. It may be possible to avoid or reduce any potential likely adverse effects by incorporating green infrastructure and enhancing biodiversity value and local ecological connectivity. Biodiversity net gain requirements should also be met beyond the minimum target.
- 1.1.25 For nineteen 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 light of this, these sites have been assigned a major negative effect in relation to the biodiversity and geodiversity SA Objective.
- 1.1.26 The majority of sites are assigned a minor positive effect in relation to climate change resilience (SA Objective 4).
- 1.1.27 With regards to those sites that score negatively (minor) in relation to cultural heritage (SA Objective 8), potential likely adverse effects could be mitigated by preserving and enhancing any onsite green infrastructure. Where development is adjacent to heritage assets, proposals should demonstrate how opportunities for local people to appreciate or access these assets are enhanced.
- 1.1.28 Bradford North West also includes four commitment sites (NW/001, NW/007, NW/032 and NW/063), two discounted sites (NW/045 and NW/128), one alternative site (NW/033), one rejected site (NW/031A) and one PO Reserve (NW/020), which have also been assessed below.

Summary table of effect scores predicted for housing site options in Bradford North West

PO Ref.	Site	SA Objective																		
i o nei.	Oite	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
NW1/HC	NW/001	-	-	+/-	+	-	+/-	+	-		++	+	+	+/-	+	+/-	++	++	+	+
NW2/H	NW/002	-	-	+/-	-	-	+/-	+	+/-		+	+	+	++	+	+/-	++	+	+	+
NW3/HC	NW/007	-	-	-	+	-	-	-	-		+	+	+	+/-	+	+/-	++	++	+	+
NW4/H	NW/010	-	-	+/-	+	-	+	+	+		+	+	+	+	+	+/-	++	++	+	+
NW5/H	NW/012B	-	-	+/-	-	-	+	+	+		+	+	+	++	+	+/-	++	++	+	+
NW6/H	NW/013	-	-	+/-	+	-	+/-	+	0		+	+	+	++	+	+/-	++	++	+	+
NW7/H	NW/015	-	-		+	-	-	-	0	-	-	+	-	+	+	+/-	+	+	+	+
NW8/H	NW/018	-	-		+	+	-	-	0	-	-	+	+	+	+	+/-	+	-	+	+
NW9/H	NW/023	-	-		+	+	-	-	0	-	-	+	-	+	+	+/-	+	+	+	+
NW10/H	NW/024	-	-		+	+	-	-	0	-	-	+	+	+	+	+/-	+	-	+	+
NW11/H	NW/026B	-	-		+	-	-	-	0	-	+	+	+	+	+	+/-	+	+	+	+
NW12/H	NW/030C	-	-	-	+	-	-	-	0	-	+	+	+	+	+	+/-	++	++	+	+
NW13/H	NW/031B	-	-		+	-	-	-	0	-	+	+	+	+	+	+/-	++	+	+	+
NW14/HC	NW/032	-	-	-	+	-	-	-	-	-	-	+	+	+	+	+/-	+	++	+	+
NW15/H	NW/040	-	-		+	-	-	-	0	-	+	+	+/-	++	+	+/-	++	++	+	+
NW16/H	NW/041A	-	-		+	-	-	-	-	-	+	+	+/-	++	+	+/-	++	++	+	+
NW17/H	NW/041B	-	-		-	-	-	-	0	-	+	+	+/-	++	+	+/-	++	+	+/-	+
NW18/H	NW/046	-	-		-	-	-	-	0	-	+	+	+	++	+	+/-	++	++	+	+
NW19/H	NW/049	-	-		-		-	-	0	-	+/-	+	-	+	+	+/-	++	+	+	+
NW20/H	NW/052	-	-	+/-	+	-	+	+	+		+	+	+	+/-	+	+/-	++	++	+	+
NW21/H	NW/054	-	-	+/-	-	-	-	-	+		+	+	+	++	+	+/-	++	+	+/-	+/-
NW22/H	NW/066	-	-	+		-	-	+	+/-	-	+	+	+	+	+	+/-	++	++	+	+
NW23/H	NW/073	-	-	+/-	+	-	+	+	+		+	+	+	++	+	+/-	++	++	+	+
NW24/H	NW/080	-	-	-	+	+	-	-	0	-	+	+	-	++	+	+/-	++	++	+	+
NW25/H	NW/084	-	-	+/-	+	-	+	+	0		+	+	+	++	+	+/-	++	+	+	+

NW26/H	NW/087	-	-	+/-	+	-	+	+	0	-	+	+	+	+	+	+/-	+	++	+	+
NW27/H	NW/088	-	-	+/-	+	-	-	-	-		++	+	+	+	+	+/-	++	++	+	+
NW28/H	NW/099	-	-	-	+	-	+/-	-	-	-	+	+	+	++	+	+/-	++	++	+	+
NW29/H	NW/104	-	-	+/-	+	-	-	-	0	-	+	+	+	+	+	+/-	++	++	+	+
NW30/H	NW/111	-	-	+	+	+	+	+	+/-	-	+	+	+	+	+	+/-	++	++	+	+
NW31/H	NW/123	-	-	+/-	+	-	+/-	+	+/-		+	+	+	++	+	+/-	++	++	+	+
NW32/H	NW/125	-	-	+/-	-	-	+/-	+	+	-	+	+	+	+	+	+/-	+	++	+	+
NW33/H	NW/126	-	-	+/-	+	-	+	+	+	-	+	+	+	+	+	+/-	++	++	+	+
NW34/H	NW/129	-	-	+/-	+	-	+/-	+	+	-	+	+	+	++	+	+/-	++	++	+	+
NW35/H	NW/130	-	-	+/-	+	-	+	+	0		++	+	+	+	+	+/-	++	++	+/-	+
NW36/H	NW/131	-	-		-	-	-	-	-		++	+	+	+/-	+	+/-	++	++	+	+

Key:

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/001 - Snowden Street	0.49	Area of hardstanding and an area of vegetation	Brownfield	229 dwellings	Commitment: NW1/HC

Summary of assessment for NW/001:

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. 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 local services and amenities and employment areas.

As a vacant PDL site, there are opportunities here for achieving biodiversity net gains and enhancing the local townscape character, depending on the design and implementation of the development. The south-west corner of the site adjoins a Grade II Listed Building, around careful consideration would be required in the site's planning application so as not to adversely alter the setting of this heritage asset.

OA Objective	Baseline	Effect on	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		+/-	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a - 3f
Buildings		•					coincides with coal and sandstone MSAs. S n the MSAs.	Site would be an
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience							w risk of surface water flooding. However, oured to current levels.	development could
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							100m of a surface waterbody. Development consumption.	nt at the site
6 Biodiversity & geodiversity		+/-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f

24 21: 1:	Baseline	Effect on	SA Objec	tive						
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
	condition designat introduct The site	n. New devion and we tion of GI e	velopme ould be a elements n a SSSI	nt here va good o	vould be pportuni Risk Zon	unlikely ty to deli e. Furth	be likely that it is of limited biodiversity value to result in any discernible effects on a biover biodiversity net gains at the site such a er consideration of the likely risks should bundertaken if necessary.	diversity s through the		
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a		
andscape a bwnscape	characte this loca elements	er. It is con tion has a s of high vi by various	sidered more po isual am	to be like sitive inf enity val	ely that n luence o ue or by	ew deve on the loo ensuring	ndition, appears to detract from the local to elopment at the site would be an opportunity cal townscape character, such as by incorping that the new development is of a high quality dependent on the design and implest	y to ensure that orating GI ality design (as		
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
3 Cultural neritage	Listed B		sonic H	all' is 10ı	m north o	of the sit	sted Building 'First Church of Christ Scienti e. New development at this open site could e assets.			
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
Air quality		ment targe					pollution associated with the construction			
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	Square,		outh-eas	-	-	-	nt services. The nearest railway station, Boor pedestrians, but somewhat limited for cy			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
1 Housing	types an minimum	d tenures n criteria o	of the ho	ousing is s HO4 ar	provided nd HO5 (d in line 10 or mo	wards satisfying Bradford's housing needs with the Local Plan policies. The developm ore homes, or an area of more than 0.5ha) to reflect local need.	ent would meet th		
2 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a		
ervices		is within 6 d along Ma			-	services	and facilities, such as those in Forster Squ	uare Shopping		

04 01: "	Baseline	Effect on	SA Objec	tive						
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
13 Social cohesion	without of without t local ser	disrupting of he develop nse of com	cohesive pment be munity a	eness of eing of a and place	existing scale the. Howev	commur at may p ver, site	in an existing community in an area of high ity, encouraging participation and commun out pressure on local services and facilities is within 40m of the A6181, which would be osure to air pollution and noise and visual d	ity interaction, or could alter the likely to impact or		
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
eisure							would have excellent access to a diverse reatres and places of worship.	ange of culture		
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a		
secure	out. How	vever, new surveillance	develor e, and so	oment co o could h	ould pote nelp to co	ntially er	eptors, and so an increase in crime at the s nhance community cohesion and wellbeing, e local risk of crime. SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9,	, or increase		
16 Health	north of a	a general ts would h exercise o	hospital, ave suffi	St Luke	's Hospit cess to g	tal. green spa	CO1, CO2, CO3, DS1, DS5 ical centre, Clarendon Medical Centre. The ace, the nearest being Peel Park 1km north both physical and mental health for the res	n-east, providing		
	developr	ment.	Р	LT	l IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
17 Education			ry schoo	l, Green	Lane Pr	rimary So	chool, is 750m north-west of the site. The n			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	opportur	-	ecentre	of Bradfo	-		I o a broad range of high quality and diverse Thonton Road and Canal Road Employme	-		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	as by inc	creasing th sinesses. <i>I</i>	ie demai An impro	nd for loo vement	cal good: in the bu	s and se iilt envirc	I Id have a minor beneficial impact on the loc rvices and enhancing the pool of potential on nent could lead to an improved attractive help tackle local deprivation.	employees for		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/002 - Drummond		PDL, vacant			Preferred
Trading Estate, Lumb	3.03	brownfield plot	Brownfield	170 dwellings	Option: NW2/H
Lane					14002/11

Summary of assessment for NW/002:

A significant negative effect has been predicted for the air quality SA Objective due to the site being situated within the CAZ. No other significant effects predicted for the site. Small areas of the site are at a medium and high surface water flood risk and it is unclear if this could be entirely avoided through a careful layout. NW/002 would be a good opportunity to deliver biodiversity net gains and improvements to the local character as well as improvements to the setting of nearby Listed Buildings/structures. There was a Grade II listing on site associated with Drummond's Mill. However, following a fire, most of the site has now been cleared and the former mill lost, leaving some limited listed structures remaining on the south part of the site. There is an opportunity for a well-designed development to have a positive impact on the setting of these assets. The site is within 20m of a Conservation Area and within 115m of another Conservation Area. The site is well located to provide residents at the site with good access to key services and amenities, buses, jobs, shops, and schools, with particularly good access to health facilities.

04.01: (:	Baseline	Effect on S	SA Object	tive									
SA Objective	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 – 3e					
3 Land & Buildings	MSA wit		coincide	s. The A			e of land, depending on the potential impar f urban grade. There may be an opportunit						
4 Climate		-	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience	unclear i	s within FZ1. The site contains small areas of land at a medium and a high risk of surface water flooding. It is ear if this land could be entirely avoided through a careful layout of development given the number of lings being considered at the site.											
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources							1 100m of site. Development would result in tion to existing levels.	a minor net					
6 Biodiversity & geodiversity		+/-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h					
		•			•		elopment could be an opportunity to enhan						
	The site	ue of the site as well as its contribution to the connectivity of the local and wider ecological network. e site is located within 5.2-6km from SSSIs Bingley South Bog and Trench Meadows. The site falls within a SI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and isultation with Natural England undertaken if necessary.											
		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b					

	Baseline	Effect on	SA Objec	tive						
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
7 Landscape & townscape							development would be an opportunity to i	•		
8 Cultural heritage		+/-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
	however listed str developing remaining. There are which is the setting. The site brownfield.	r this was I ructures rement at thing heritage re several adjacent thing of these is within 2 eld land an	argely d main on s site wo assets. Grade II o the site e sensitiv Om of a d new de	estroyed the sout ould bring Listed B e's weste ve herital Conserve	I followin th part of g new in Buildings ern perin ge asset ration Are	g a fire. To the site, vestment in proximater. Detections.	d Chimney South Of 5 Storey Block At Drifte site has largely been cleared, although which should be retained. A well-designed that could help to enhance and preserve that could help to enhance and preserve that to the site, including the Church of St Novelopment at NW/002 would be an opportunity to enhance the local setting of the at this stage.	n some limited It residential The setting of the Mary Magdalene, unity to enhance The site is currently		
9 Air quality						•	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 It difficult to achieve clean air targets due to			
	1 -	at the site ed transpo			_		to the construction and occupation of new ution.	homes and the		
10 Transport	Railway		he site is	s very ac	-		SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ces and 930m north-west of Bradford Forstrians and cyclists although there is a lack	•		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	on the ty meet the	pes and to minimum	enures o criteria	of the hou of policie	using is p es HO4 a	orovided i and HO5	I ion towards satisfying Bradford's housing n line with the Local Plan policies. The de (10 or more homes, or an area of more that houses to reflect local need.	velopment would		
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a		
services						-	of services and amenities in highly access and Forster square retail park.	sible locations,		
				LT						

0.000	Baseline	Effect on	SA Object	tive									
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
13 Social cohesion	without o	disrupting (cohesive oment be	ness of eing of a	existing of scale that	communi	in 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 & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
	Site offe	rs resident	s with go	ood acce	ess to cu	Itural and	l leisure areas in Manningham and Black Al	obey.					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	locations	New residential development at the site would introduce new potential victims or targets of crime at vacant ocations where currently there are none, but it 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	provide		nts with				in 2.5km of Bradford Royal Infirmary Hospit and Lister Park providing outdoor exercise						
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education					-		he closest secondary school, St Bede's and just outside the desirable range.	I I St Joseph					
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby in Bradford city centre.												
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	increasii busines	ng the dem ses. An im	nand for proveme	local goo	ods and s built en	services a vironmen	Ve a minor beneficial impact on the local ec and enhancing the pool of potential employe t could lead to an improved attractiveness to ckle local deprivation.	ees for local					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/007 - Spring Bank Place	0.57	Site is a mix of hard standing, a large building, and an area of woodland	Mix	14 dwellings	Commitment: NW3/HC

Summary of assessment for NW/007:

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.

A major adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ and adjacent to an AQMA. This could potentially make achieving air quality improvement targets more difficult.

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 services and amenities, 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 majority greenfield site containing GI elements including trees. The site is within the Apsley Conservation Area, and new development here could have an adverse effect on the setting of this sensitive historic area.

0.4.01: 1:	Baseline	Effect on S	SA Object	tive									
SA Objective trend	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	Site is pa	te is partially PDL. ALC Grade at the site is 'Urban'. Site coincides with coal and sandstone 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 has a 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	М	SP9, EN1, EN2, EN7, EN9	5a – 5e					
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		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
Biodiversity & geodiversity	value in		conditio	_			nts including trees and it is likely to be of so e could reduce biodiversity value at the site	-					
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					

	Baseline	Effect on S	SA Objec	tive									
SA Objective	trend trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
7 Landscape & townscape	National development the site thigh quasite current on the rise	Parks or Ament at this there could ality design ently conta	AONBs. s location of potential and incoming several could be	The site on to alter ally be operation or all trees on the lost as	is partia r the loca pportunit ng new G s and sor s a result	lly PDL. al townso ties for e GI elemen me wood	There is therefore somewhat limited scope cape and landscape character. Depending conhancing the local character through new donts, as required by various Local Plan policipland that are likely of high visual amenity various development, a minor adverse effect on the	for new on the condition of evelopment of a es. However, the alue and, based					
8 Cultural		-	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
heritage							I/hich is a range of Grade II Listed Buildings dverse effect on the character of the Conser						
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	make ac	-	quality	improver	ment tar	gets incr	to an AQMA, therefore development at this easingly difficult, due to the pollution associated						
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	at Bradfo local top	ord Forster	Square	Railway a hill), a	Station. and the la	. Site ap	nt services. The nearest railway station is 1 pears to be accessible via walking and cycli signated cycle paths in the local area, could	ng, although the					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types an minimum	The site could 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 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		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
services		is within 6 ham Lane		a broad r	ange of	services	and facilities, such as those along Queen's	Road and					
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	without of without t local ser	disrupting of the develop the of com	cohesive oment be munity a	eness of eing of a and place	existing scale the . Howe	commun at may p ver, site i	In an existing community in an area of high ity, encouraging participation and community in the pressure on local services and facilities on the would be soure to air pollution and noise and visual discourse.	ty interaction, or could alter the likely to impact or					

	Baseline	Effect on S	SA Object	tive								
SA Objective tr	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		esidents at the site would have excellent access to a diverse range of culture and leisure opportunities including bs, restaurants, places of worship and outdoor leisure facilities along Queen's Road and Manningham Lane.										
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a				
15 Safe & secure	location out. How	where ther vever, new	e are cu develop	urrently noment co	o reside uld pote	ntial rece ntially er	ald introduce new potential targets and victing eptors, and so an increase in crime at the signance community cohesion and wellbeing, the local risk of crime.	te cannot be ruled				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	of a general hospital, Bradford Royal Infirmary. Residents would have excellent access to green space, including Peel Park and Lister Park, providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.											
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education		rest primar eavershar	-			-	l lool, is 650m south-west of the site. The nea site.	L arest secondary				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment		te would provide residents with good access to a broad range of high quality and diverse employment unities in the centre of Bradford, including the Canal Road Employment Zone which is 300m east of the										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	as by inc	creasing th sinesses. A	e demai n impro	nd for loo	cal goods in the bu	s and se ilt envirc	I ld have a minor beneficial impact on the locativities and enhancing the pool of potential enhancing the pool of potential enhancing the pool of potential enhanced attractiver help tackle local deprivation.	mployees for				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/010 - Mansfield Road	0.21	PDL, vegetation and hardstanding	70% Brownfield	16 dwellings	Preferred Option: NW4/H

Summary of assessment for NW/010:

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being within the CAZ. The site is also 200m north of an AQMA. No other significant effects predicted. The site would be a good opportunity to deliver biodiversity net gains, improvements to the local character, as well as further preservation/enhancements to the St Paul's Conservation Area it falls within. The site is well located to provide residents here with good access to key services and amenities, buses, jobs, shops, and cultural spaces, with particularly good access to schools and health facilities.

2. 2	Baseline	Effect on	SA Object	tive				Mitigation code(s)				
SA Objective tn	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies					
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c				
3 Land & Buildings	MSA wh	is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal A which it is situated within. It is unknown if the existing buildings on-site could be re-used but they would be a source of some materials of some use. The ALC of the site is of urban grade.										
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
resilience	Site is w	ithin FZ1 a	and not a	at risk of	surface \	water flo	oding.	1				
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							100m of site. Development would result in ation to existing levels.	a minor net				
6 Biodiversity		+	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
& geodiversity	predomi	nantly brow	wnfield b	ut conta	ins a sm	all area (on a sensitive biodiversity designation. The soft a limited number of GI elements in its sout here could deliver biodiversity net gains.					
7 Landscape		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b				
& townscape							e development would be an opportunity to in eping with the existing built form of the local	•				
		+	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
8 Cultural heritage	opportur		ove the				I elopment at this predominantly brownfield sit and to preserve and enhance the setting an					
9 Air quality			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				

trer trer	Baseline	Effect on	SA Objec	tive										
	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
	pollution		in relati	on to ex	isting lev	els, due	it difficult to achieve clean air targets due to to the construction and occupation of new h lution.							
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d						
Transport	which ha	Site is within 100m of a bus stops with frequent services. Site is within 1.4km north of Frizinghall Railway Station, which has frequent services. 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	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a						
11 Housing	on the ty meet the	Site could potentially 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 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		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a						
services		Site would have excellent access to a diverse range of services and amenities in highly accessible locations, being within a 250m walk of services and amenities along Oak Lane.												
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a						
13 Social cohesion	participa services could po	ation and co	ommunities or conpact on	ty interact ould alter the qual	ction, wit the loca	hout the	existing community of high deprivation, enc development being of a scale that could pu of community and place. Site is within 100m residents here as a result of exposure to air	t pressure on loca of A650, which						
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a						
leisure			_				d leisure areas, being within a 500m walk of lisle Road.	a varied array of						
45060		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a						
15 Safe & secure	locations	s where cu	rrently th	nere are	none, bu	ut it could	duce new potential victims or targets of crimed potentially enhance community cohesion and 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	Infirmary	/ Hospital.	Resider	nts would	have ex	xcellent a	by Health Centre. Site is within 2km east of Eaccess to outdoor space, which can have poark, Lister Park and Bradford City Football (sitive health						

SA Objective	Baseline	Effect on S	SA Object	ive									
trend	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education	Site is within 450m Westbourne Primary School and within 1.2km of Oasis Academy Secondary School.												
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with five employment sites within 5km around the centre of Bradford.												
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	increasir business	The construction and occupation of new homes could have a minor beneficial impact on the local economy, 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 to help tackle local deprivation.											

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/012B - St Marys Road	0.22	PDL, vegetation and hardstanding	60% Brownfield	10 dwellings	Preferred Option: NW5/H

Summary of assessment for NW/012B:

A significant adverse effect has been predicted for the air quality SA Objective due to the site being within the CAZ. An AQMA is also 350m south-east of the site. No other significant adverse effects predicted for the site. Development here would likely be an opportunity to deliver biodiversity net gains, improvements to the local townscape character, and improvements to the setting of St Paul's Conservation Area as well as three Grade II Listed Buildings in proximity to the site. The site is well located to provide residents with good access to key services and amenities, jobs, shops, and cultural spaces, with particularly good access to schools and health facilities.

SA Objective	Baseline	Effect on S	SA Objec	tive							
	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land & Buildings	MSA wh	ich it is situ	uated wi	thin. It is	unknow	n if the e	SP4, SP8, SP9, HO2, TR5 se of land, depending on the potential impact in the second by the second be re-used by the ALC of the site is of urban grade.				
4 Climate change resilience	land in th	- P LT IR H SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7 Site is within FZ1. The western portion of the site is at a low risk of surface water flooding, with a small area of land in the site's south-western corner at a medium risk. It is unclear if this could be entirely avoided through a careful layout of development given the relatively small size of the site.									
5 Water resources							SP9, EN1, EN2, EN7, EN9 100m of site. Development would result in ation to existing levels.	5a – 5e a minor net			
6 Biodiversity & geodiversity			ly be an	opportui	nity to de	eliver bio	SP10, SP11, EN1, EN2, EN3, EN7, EN9 discernible impact on a sensitive biodiversit diversity net gains.				
7 Landscape & townscape							SP2, EN1, EN3, EN5, EN6, DS2, DS3 velopment at the site would be an opportunite in-keeping with the existing built form of the				
8 Cultural heritage	buildings	s here, it is	conside	ered to be	e likely th	nat new	SP2, SP10, EN3, EN4, EN5, EN6, DS3 In the existing site use, and the condition of the development at the site would be an opported Buildings in proximity to the site.	•			

	Baseline	Effect on	SA Object	tive									
SA Objective trend		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
0. A :			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	pollution	evelopment is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in air illution at the site in relation to existing levels, due to the construction and occupation of new homes and the sociated transport movements and household pollution. An AQMA is 350m south-east of the site.											
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
Transport	has freq	Site is within 100m of a bus stops with frequent services. Site is 1.4km south of Frizinghall Railway Station, which as frequent services. The site is very accessible for pedestrians and cyclists although there is a lack of esignated cycle paths in the local area.											
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	on the ty meet the	pes and te minimum	enures o criteria	f the hou of policie	sing is p s HO4 a	orovided and HO5	tion towards satisfying Bradford's housing r in line with the Local Plan policies. The dev (10 or more homes, or an area of more tha houses to reflect local need.	elopment would					
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
services		Site would have excellent access to a diverse range of services and amenities in highly accessible locations, being within a 250m walk of services and amenities along Oak Lane.											
13 Social		++	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
cohesion	participa	Development would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could 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					
eisure		Site offers residents with good access to cultural and leisure areas, being within a 500m walk of a varied array of cultural and leisure spaces along Oak Land and Carlisle Road.											
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a					
15 Safe & secure	locations	s where cu	rrently th	nere are	none, bu	ut it could	fluce new potential victims or targets of crimed potentially enhance community cohesion and the local risk of crime.						
101110		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	Infirmary	/ Hospital.	Residen	its would	l have ex	cellent a	y Health Centre. Site is within 2km east of I access to outdoor space, which can have po ark, Lister Park and Bradford City Football	sitive health					

OA Objective	Baseline	Effect on S	SA Object	ive							
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education	Site is w	ithin 450m	Westbo	urne Prii	mary Scl	nool and	within 1.2km of Oasis Academy Secondary	School.			
18	+ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a,										
Employment	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with five employment sites within 5km around the centre of Bradford.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	increasir business	ng the dem ses. An imp	and for boroveme	local goo	ods and s built env	services ⁄ironmer	d have a minor beneficial impact on the loca and enhancing the pool of potential employed at could lead to an improved attractiveness to ackle local deprivation.	es for local			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/013A - Priestman Street	0.89	PDL, derelict buildings and parking	Brownfield	61 dwellings	Preferred Option: NW6/H

Summary of assessment for NW/013A:

A significant adverse effect has been predicted for the air quality SA Objective due to the site being within the CAZ. No other significant effects predicted. The site would be a good opportunity to deliver biodiversity net gain and improvements to the local townscape character. The site is well located to provide residents with good access to key services and amenities, jobs, shops, and cultural spaces, with particularly good access to schools and health facilities.

Score of effect P		Baseline	Effect on S	SA Object	tive										
Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coand sandstone MSAs with which it coincides. The ALC of the site is of urban grade. 4 Climate change resilience 5 Water resources 6 Site is not in a GSPZ. No surface water bodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels. 6 Biodiversity & geodiversity As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiv value of the site as well as its contribution to the connectivity of the local and wider ecological network. The site is approximately 4.8km from Trench Meadows, 5.5km from Bingley South Bog and 8.9km from the Pennine Moors, all of which are SSSIs. The site falls within a SSSI Impact Risk Zone. Further consideration likely risks should be undertaken at the site level and consultation with Natural England undertaken if neces: 7 Landscape & Site would not affect an AONB or National Park. The development would be an opportunity to improve the e of the site on the local character and would be in-keeping with the existing built form of the local area.	SA Objective			Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coand sandstone MSAs with which it coincides. The ALC of the site is of urban grade. 4 Climate change resilience 5 Water resources 5 Water resources 6 Biodiversity & geodiversity 8 geodiversity The site is approximately 4.8km from Trench Meadows, 5.5km from Bingley South Bog and 8.9km from the Pennine Moors, all of which are SSSIs. The site falls within a SSSI Impact Risk Zone. Further consideration likely risks should be undertaken at the site level and consultation with Natural England undertaken if necess to the site would not affect an AONB or National Park. The development would be an opportunity to improve the e of the site on the local character and would be in-keeping with the existing built form of the local area.	3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c						
Site is within FZ1 and not at risk of surface water flooding. Site is within FZ1 and not at risk of surface water flooding. Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels. As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network. The site is approximately 4.8km from Trench Meadows, 5.5km from Bingley South Bog and 8.9km from the Pennine Moors, all of which are SSSIs. The site falls within a SSSI Impact Risk Zone. Further consideration likely risks should be undertaken at the site level and consultation with Natural England undertaken if necession of the site on the local character and would be in-keeping with the existing built form of the local area.			Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal and sandstone MSAs with which it coincides. The ALC of the site is of urban grade.												
Site is within F21 and not at risk of surface water flooding. 5 Water resources Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels. 6 Biodiversity 8 geodiversity As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network. The site is approximately 4.8km from Trench Meadows, 5.5km from Bingley South Bog and 8.9km from the Pennine Moors, all of which are SSSIs. The site falls within a SSSI Impact Risk Zone. Further consideration likely risks should be undertaken at the site level and consultation with Natural England undertaken if necess to the local character and would be in-keeping with the existing built form of the local area.	change		+	Р	LT	IR	Н		4a – 4e						
Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels. 6 Biodiversity & geodiversity As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiv value of the site as well as its contribution to the connectivity of the local and wider ecological network. The site is approximately 4.8km from Trench Meadows, 5.5km from Bingley South Bog and 8.9km from the Pennine Moors, all of which are SSSIs. The site falls within a SSSI Impact Risk Zone. Further consideration likely risks should be undertaken at the site level and consultation with Natural England undertaken if necession is a site would not affect an AONB or National Park. The development would be an opportunity to improve the end of the site on the local character and would be in-keeping with the existing built form of the local area.	resilience	Site is w	ithin FZ1 a	and not a	at risk of	surface v	water flo	oding.							
Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels. 6 Biodiversity & geodiversity As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network. The site is approximately 4.8km from Trench Meadows, 5.5km from Bingley South Bog and 8.9km from the Pennine Moors, all of which are SSSIs. The site falls within a SSSI Impact Risk Zone. Further consideration likely risks should be undertaken at the site level and consultation with Natural England undertaken if necession in the local character and would be in-keeping with the existing built form of the local area.	5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e						
Biodiversity & geodiversity As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network. The site is approximately 4.8km from Trench Meadows, 5.5km from Bingley South Bog and 8.9km from the Pennine Moors, all of which are SSSIs. The site falls within a SSSI Impact Risk Zone. Further consideration likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessions. The site is approximately 4.8km from Trench Meadows, 5.5km from Bingley South Bog and 8.9km from the Pennine Moors, all of which are SSSIs. The site falls within a SSSI Impact Risk Zone. Further consideration likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessions. The site is approximately 4.8km from Trench Meadows, 5.5km from Bingley South Bog and 8.9km from the Pennine Moors, all of which are SSSIs. The site falls within a SSSI Impact Risk Zone. Further consideration likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessions. The site is approximately 4.8km from Trench Meadows, 5.5km from Bingley South Bog and 8.9km from the Pennine Moors, all of which are SSSIs. The site falls within a SSSI Impact Risk Zone. Further consideration likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessions. The site is approximately 4.8km from Trench Meadows, 5.5km from Bingley South Bog and 8.9km from the local and wider ecological network. The site is approximately 4.8km from Trench Meadows, 5.5km from Bingley South Bog and 8.9km from the local and wider ecological network.								•	a minor net						
value of the site as well as its contribution to the connectivity of the local and wider ecological network. The site is approximately 4.8km from Trench Meadows, 5.5km from Bingley South Bog and 8.9km from the Pennine Moors, all of which are SSSIs. The site falls within a SSSI Impact Risk Zone. Further consideration likely risks should be undertaken at the site level and consultation with Natural England undertaken if necession to the local character and would be in-keeping with the existing built form of the local area.	6 Biodiversity &		+/-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h						
Pennine Moors, all of which are SSSIs. The site falls within a SSSI Impact Risk Zone. Further consideration likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary and the site of the site on the local character and would be in-keeping with the existing built form of the local area.															
Landscape & Site would not affect an AONB or National Park. The development would be an opportunity to improve the e of the site on the local character and would be in-keeping with the existing built form of the local area.		The site is approximately 4.8km from Trench Meadows, 5.5km from Bingley South Bog and 8.9km from the S Pennine Moors, all of which are SSSIs. The site falls within a SSSI Impact Risk Zone. Further consideration of likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary													
& Site would not affect an AONB or National Park. The development would be an opportunity to improve the e townscape of the site on the local character and would be in-keeping with the existing built form of the local area.	•		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b						
O n/a n/a n/a H SP2, SP10, EN3, EN4, EN5, EN6, DS3 None	&								•						
			0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None						

	Baseline	Effect on	SA Objec	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
8 Cultural heritage	given th		hy and t	he existi	ng built f	form surr	uildings as well as St Paul's Conservation A counding the site, development here would	
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	pollution		in relati	on to exi	sting lev	els, due	it difficult to achieve clean air targets due to the construction and occupation of new lution.	
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport	Railway		he site is	very ac	-		I ices and 1.5km north west of Bradford For strians and cyclists although there is a lack	•
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	on the ty	pes and to minimum	enures o criteria	f the hou of policie	ising is p es HO4 a	orovided and HO5	tion towards satisfying Bradford's housing in line with the Local Plan policies. The dev (10 or more homes, or an area of more that houses to reflect local need.	elopment would
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services		uld have ex g those ard					of services and amenities in highly access nam.	ible locations,
40.0 : 1		++	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	participa	ition and c	ommunit	ty interac	ction, with	hout the	existing community of high deprivation, end development being of a scale that could pu of community and place.	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		rs resident d Black Abl			ess to cu	Itural and	I d leisure areas, including those in Manning	ham to the north
15 Safe &		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a
15 Safe & secure	locations	idential de s where cu	velopme rrently th	ent at the nere are	site wou none, bu	uld introdut it could	SP1, SP3, SP4, SP16, H09, DS5, CO2 luce new potential victims or targets of crim d potentially enhance community cohesion ombat the local risk of crime.	ne at vacant

0.1.01: 11	Baseline	Effect on	SA Object	tive								
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	Hospital	Site is 650m south of Westbourne Green Community Health Centre and within 2km of Bradford Royal Infirmary Hospital. Site would provide new residents with good access to Peel Park and Lister Park providing outdoor exercise opportunities, via the local PRoW network.										
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education	Site is 2 College.		of Atlas	commu	nity Prima	ary Scho	pol and within 2km of St Bede's and St Jose	ph Catholic				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment							o a broad range of high quality and diverse eless Development Zones and Employment Z					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	increasii busines	ng the dem ses. An im	nand for proveme	local god nt in the	ods and s built env	services ⁄ironmer	ave a minor beneficial impact on the local ecan and enhancing the pool of potential employent could lead to an improved attractiveness teackle local deprivation.	ees for local				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential developmen t	Status
NW/016 – Mount Pleasant Farm, Sandy Lane	11.17	Farm and Greenfield land	Greenfield 100%	293 dwellings	SUE site / Reject ed as a single stand alone site

Summary of assessment for NW/016: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, water resources, biodiversity, landscape, transport and accessible services. The site is well located to provide residents with good access to jobs, and health and educational 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)
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings		Freenfield a t the site is		uld consi	st of the	loss of	>0.4ha of greenfield land. Site coincides with	a coal MSA. ALC
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	with the		f GI in	developr	ment, alth		water flooding. The site's climate resilience on his is somewhat dependent on implementation	
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources		s not coinc to result in						t at the site would
6		-	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity		n. New dev					nd is likely to be of some biodiversity value in odiversity value at the site and reduce local e	
J		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National that con adverse form, wh	Parks or A tains GI ele ly alter the	ONBs ements local to help to	. Howeve of poten ownscape limit the	er, reside tially higl e and lan magnitud	ntial de n visual dscape de for p	discernible effect on any landscape designate evelopment at this site could result in the loss amenity, including trees, and it would therefore character. The site is adjacent to existing restotential effects, but at this stage a minor advut.	of open greenfield ore be likely to esidential built
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop	ment at the	e site w	ould be		o have	a discernible impact on any heritage asset o	r historic area.
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes v	ment would would be exted with ho	<i>c</i> pected	d to resul	t in a mir	or incre	on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev	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	Bingley	Railway St	ation, t	his is out	side of th	ne desii	ient services. The nearest railway station is a red range. The site has good access for pedet of cycle paths.	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types ar minimun	could mak nd tenures n criteria of	of the h	nousing is es HO4 a	s provide Ind HO5	d in line (10 or r	owards satisfying Bradford's housing needs, e with the Local Plan policies. The developm nore homes, or an area of more than 0.5ha), es to reflect local need.	ent would meet the

		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	The residence as tof the		e site v	vould not	have co	nvenier	nt access to services, the nearest supermarke	et being 1.8km	
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion	without o	disrupting of	cohesiv oment b	eness of peing of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and communi put pressure on local services and facilities of 	ty interaction,	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure		nts, church					range of culture and leisure opportunities inc		
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	location new dev	where the	re are c could p	urrently otentially	none, and enhance	d so an e comm		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 wi	thin 2.3km	of a ho te woul	ospital, L d have g	ynfield M ood acce	ount Hoss to a	enix Medical Practice, this is outside of the dospital. diverse range of semi-natural habitats with c		
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
Education	The nea school, E	rest primai Beckfoot U	ry scho pper H	ol, Sandy eaton Sc	y Lane Pi chool, is 1	rimary S I.6km e	School, is 650m south east of the site. The neast of the site, which is outside of the desired	earest secondary I range.	
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
Employment					Thornto		broad range of high quality and diverse empemployment zone.	•	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	as by ind	creasing th sinesses. <i>F</i>	e dema An impr	and for lo	in the bu	s and s ıilt enviı	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e ronment could lead to an improved attractive o help tackle local deprivation.	mployees for	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/020 - Haworth Road, Sandy Lane	7.5	Agricultural fields delineated by hedgerows	Greenfield, Green Belt	262 (based on 35dph)	Alternative

Summary of assessment for NW/020:

Development at this site would be unlikely to result in a significant effect, either positive or negative, on any 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, health centres and education facilities. However, access to services and amenities is somewhat limited, with residents having to travel outside the target distance.

As a large greenfield and Green Belt site containing various GI elements and with an area of TPO woodland adjoining the eastern perimeter, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. The loss of the greenfield site would be particularly likely to have a negative impact on the local landscape and townscape given its size and location sloping upwards away from the built form to the west,

01.01. ()	Baseline	Effect on	SA Object	tive				Mitigation code(s)		
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies			
3 Land & Buildings	Site is gr	reenfield. <i>I</i>	P ALC Gra	LT de at the	IR site is C	H Grade 4.	SP4, SP8, SP9, HO2, TR5 Site coincides with sandstone and coal MSA	3a, - 3e As.		
4 Climate change resilience		- P LT IR M SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, 4a – 4e Site is in FZ1. Site has a limited extent of land at a low risk of surface water flooding and a very small area at hig risk. However, development could lead to an increase in impermeable surfaces, compared to current levels.								
5 Water resources	- P LT IR M SP9, EN1, EN2, EN7, EN9 5a Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at would be likely to result in a minor increase in water consumption.									
6 Biodiversity & geodiversity	its currel ecologic affected 30m sou develope The site Pennine the likely	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. An area of TPO woodland adjoins the site's eastern perimeter, which could potentially be affected by development at the site such as through impacts on risk zones. Chellow Dean Ancient Woodland is 30m south of the site, which could potentially be exposed to increased recreational disturbances as a result of development at the site. The site approximately 2.5km from Bingley South Bog, 3.3km from Trench Meadows and 6km from the South Pennine Moors, all of which are SSSIs. 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.								
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		

	Baseline	Effect on	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
7 Landscape & townscape	National and Gre would th existing minor ac given the	Parks or A en Belt that erefore be residential dverse effe e size of th	AONBs. at contain likely to built for ct on the le site ar	Howeverns GI ele adverse m, which e local land	r, resider ments of ely alter to would he ndscape is on slo	ntial devential potential he local he local and toward toward for the local here.	scernible effect on any landscape designation elopment at this site could result in the loss ally high visual amenity, including trees and townscape and landscape character. The simit the magnitude for potential effects, but at the magnitude for potential effects, but at the magnitude for potential effects, but at the magnitude and successed and the built form a distance.	of open greenfield hedgerows, and it te is adjacent to this stage a arly the case
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop area.	ment at the	e site wo	ould be u	nlikely to	have a	discernible effect on any sensitive heritage	asset or historic
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
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	Frinzingl (site is o	hall Railwa	y Station nd the la	n. Site ap	opears to	be acce	nt services. The nearest railway station is 4 essible via walking and cycling, although the this in the local area, could potentially deter	local topography
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimun	nd tenures n criteria o	of the ho f policies	ousing is HO4 ar	provided nd HO5 (d in line v 10 or mo	wards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), to reflect local need.	nt would meet the
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services	find they	-	avel 1.1	km south	onto Al	lerton Ro	poor, with the offering in Sandy Lane limited pad or up to 1.6km east onto Heights Lane tels.	-
_		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the dev	elopmen	it being o	of a scale	ommunity, encouraging participation and co e that may put pressure on local services an	-

2. 2	Baseline	Effect on	SA Object	tive									
SA Objective	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	Residents at the site would have access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces in the centre of Sandy Lane or Allerton, which is easily accessible.												
		+/-	Р	LT	IR	М	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 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 2. Residen exercise	6km north ts at the si	-west of te would at West	a genera have ac Bradfore	al hospita	al, Bradfo a diverse	n Medical Practice, putting it outside the tar ord Royal Infirmary. e range of semi-natural habitats with opportu h could improve both physical and mental h	unities for outdoor					
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education		rest prima Belle Vue S	-	-		-	chool, is with 400m west of the site. The nea	rest secondary					
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	opportur and the	nities in Bra regional ci	adford, ir ty centre	ncluding slightly	o a broad range of high quality and diverse and Employment Zones which is 3.2km south the south-east of the site. However, it is uncomplete and proportunities in agriculture in	n-east of the site ertain the extent							
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	as by ind	creasing th	e demar However	nd for loc	al goods	s and se	d have a minor beneficial impact on the locarvices 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 developmen t	Status
NW/021 – Wilsden Road, Sandy Lane	3.24	Greenfield land	Greenfield 100%	85 dwellings	SUE site / Reject ed as a single stand alone site

Summary of assessment for NW/021: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, water resources, biodiversity, landscape, transport and accessible services. The site is well located to provide residents with good access to jobs, and health and educational 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)
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings		reenfield a		ıld consi:	st of the I	oss of :	>0.4ha of greenfield land. Site coincides with	a coal MSA. ALC
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	with the		f GI in	developr	nent, alth		water flooding. The site's climate resilience on its is somewhat dependent on implementation	
5 Water		+	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							vaterbodies within 100m of the site. Developer consumption.	ment at the site
6		-	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity		n. New dev					nd is likely to be of some biodiversity value in odiversity value at the site and reduce local e	
governo		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National that cont adversel form, wh	Parks or A tains GI ele y alter the	ONBs. ements local to help to	Howeve of poten wnscape limit the	er, reside tially high e and lan magnitud	ntial de n visual dscape de for p	discernible effect on any landscape designat velopment at this site could result in the loss amenity, including trees, and it would therefe character. The site is adjacent to existing reotential effects, but at this stage a minor advut.	of open greenfield ore be likely to esidential built
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop	ment at the	site w	ould be	unlikely to	have	a discernible impact on any heritage asset o	r historic area.
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes v	ment would vould be ex ed with ho	pected	to resul	t in a min	or incre	on an AQMA or CAZ. The construction and operation and operation air pollution in relation to existing levels.	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	Bingley I	Railway St	ation, tl	his is out	side of th	ne desir	tent services. The nearest railway station is 3 and range. The site has good access for pede at of cycle paths.	
		+	Р	LT	IR		SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimun	d tenures of criteria of	of the h	ousing is S HO4 a	s provide nd HO5	bution t d in line (10 or n	owards satisfying Bradford's housing needs, with the Local Plan policies. The developm nore homes, or an area of more than 0.5ha), as to reflect local need.	ent would meet the
		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

		Effect on S	SA Obje	ctive							
SA Objective	Permane to along the state of t		Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
12 Accessible services	The residence as tof the		e site v	vould not	have co	nvenier	at access to services, the nearest supermarke	et being 1.7km			
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMI 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		nts, church					range of culture and leisure opportunities inc				
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where the	re are c could p	urrently otentially	none, and enhance	d so an e comm		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 wi	thin 2.4km	of a hote	ospital, L d have g	ynfield M ood acce	ount Hoss to a	enix Medical Practice, this is outside of the depospital. diverse range of semi-natural habitats with continuous				
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education							School, is 600m east of the site. The nearest e site, which is outside of the desired range.	secondary school,			
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment				from the	Thornto	n Road	broad range of high quality and diverse empemployment zone.	loyment			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as 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 to help tackle local deprivation.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential developmen t	Status
NW/022 – Wilsden Road, Sandy Lane	2.22	Greenfield land	Greenfield 100%	58 dwellings	SUE site / Reject ed as a single stand alone site

Summary of assessment for NW/022: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, biodiversity, landscape, transport and accessible services. The site is well located to provide residents with good access to jobs, and health and educational 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)				
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
Buildings		reenfield a		ıld consi	st of the I	oss of :	>0.4ha of greenfield land. Site coincides with	a coal MSA. ALC				
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be implement with the inclusion of GI in development, although this is somewhat dependent on implementation and there likely to be a net loss in GI regardless.											
5 Water		+	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							vaterbodies within 100m of the site. Develop	ment at the site				
6		-	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
Biodiversity & geodiversity	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.											
•		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National that cont adversel form, wh	Parks or A tains GI eld y alter the	AONBs ements local to help to	Howeve of poten wnscape limit the	er, reside tially high e and lan magnitud	ntial de n visual dscape de for p	discernible effect on any landscape designativelopment at this site could result in the loss amenity, including trees, and it would therefore character. The site is adjacent to existing restricted effects, but at this stage a minor advert.	of open greenfield ore be likely to sidential built				
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
heritage	Develop	ment at the					a discernible impact on any heritage asset or					
9 Air quality	P LT IR H SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09 9a – 9c 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	Bingley I	Railway St	ation, t	his is out	side of th	ne desir	ent services. The nearest railway station is 3 ed range. The site has good access for pede of cycle paths.					
11 Housing		+	P	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 minimum	d tenures of criteria of	of the h	nousing is es HO4 a	s provide nd HO5	d in line (10 or n	owards satisfying Bradford's housing needs, with the Local Plan policies. The developmenter homes, or an area of more than 0.5ha), was to reflect local need.	nt would meet the						
12	aoposio	-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a						
Accessible services		The residents of the site would not have convenient access to services, the nearest supermarket being 1.7km east of the site.												
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a						
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IN without disrupting cohesiveness of existing community, encouraging participation and community interaction													
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 outdoor leisure spaces.													
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a						
15 Safe & secure	location new dev	where thei	re are c could p	urrently otentially	none, and enhance	d so an e comm	ould introduce new potential targets and victin increase 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 wi Residen	thin 2.4km	of a ho te woul nd com	ospital, L d have g munity e	ynfield M ood acce ngageme	lount Ho	ix Medical Practice, this is outside of the desipospital. diverse range of semi-natural habitats with o	pportunities for						
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b						
Education						ast of th	School, is 400m east of the site. The nearest e site, which is outside of the desired range.							
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
Employment							broad range of high quality and diverse emp employment zone.	loyment						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
19 Economy	as by inc	creasing the	e dema An impr	and for lo	cal good in the bu	s and s ıilt enviı	uld have a minor beneficial impact on the local ervices and enhancing the pool of potential eronment could lead to an improved attractiver to help tackle local deprivation.	mployees for						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential developm ent	Status
NW/024 – Allerton Road, Prune Park Lane (Full Site)	20.75	Greenfield land	Greenfield 100%	622 dwellings	SUE site

Summary of assessment for NW/024(Full Site): Significant adverse effects predicted due to the loss of greenfield land and water resources. Minor adverse effects predicted for air quality, biodiversity, landscape, transport and distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and health facilities. Due to the size of the site, there is also a significant benefit towards the housing needs of Bradford.

		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	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
Buildings		Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal and a sandstone MSA. ALC Grade at the site partially urban, but majority is grade 4.										
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change							water flooding. The site's climate resilience co					
resilience		inclusion on the beautiful in the desired				ough th	nis is somewhat dependent on implementation	n and there is				
5 Water			Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources	Site does not coincide with a GSPZ, however there are multiple waterbodies within the site boundary. Development at the site would be likely to result in a minor increase in water consumption.											
6		-	Р	LT	İR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
Biodiversity & geodiversity		n. New dev					nd is likely to be of some biodiversity value in adiversity value at the site and reduce local ed					
goodivoloity	OOTHIOOLI	-	Р	LT	IR	L	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 greenfie that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to											
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
heritage	Develop	ment at the					a discernible impact on any heritage asset or					
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	homes v		xpected	d to resul	t in a min	or incre	on an AQMA or CAZ. The construction and o ease in air pollution in relation to existing leve					

		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	Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 4.7km north at Bingley Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.													
		++	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a						
11 Housing	types an minimum	d tenures n criteria of	of the h	nousing is es HO4 a	s provide nd HO5 (d in line (10 or n	owards satisfying Bradford's housing needs, with the Local Plan policies. The development or an area of more than 0.5ha), as to reflect local need.	ent would meet the						
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a						
services	Residen	ts at the si	te woul	d have g	ood acce	ess to k	ey services and amenities including those on	Allerton Road.						
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a						
13 Social cohesion	without o	disrupting of	cohesiv oment b	reness of being of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and communi put pressure on local services and facilities	ty interaction,						
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 outdoor leisure spaces.													
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a						
15 Safe & secure	location new dev	where the	re are c could p	currently otentially	none, and enhance	d so an e comm		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 Residen	is within 3	km of a te woul	hospital d have g	, Lynfield ood acce	l Mount ess to a	, Manor Medical Practice, this is outside of the Hospital. diverse range of semi-natural habitats with o	_						
	55.5501	-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b						
17 Education	The nea	rest primai	y scho	ol, Sandy	Lane Pi	rimary S	School, is 1.3km north of the site. The neares the site. These are both outside of the desired	st secondary						
	CONCON, E	+	P	I T	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
18 Employment			reside		ood acce	ess to a	broad range of high quality and diverse employment zone.							
	оррона	+	P P	IT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
	The con-	struction a	nd occi	ination o			uld have a minor beneficial impact on the loc							
19 Economy	as by ind local bus	creasing th sinesses. <i>A</i>	e dema An impr	and for lo ovement	cal good in the bu	s and s ıilt envi	ervices and enhancing the pool of potential eronment could lead to an improved attractive o help tackle local deprivation.	employees for						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential developm ent	Status
NW/025 - Prune Park	13.93	Greenfield land	Greenfield 100%	418 dwellings	SUE site

Summary of assessment for NW/025: Significant adverse effects predicted due to the loss of greenfield land and water resources. Minor adverse effects predicted for air quality, biodiversity, landscape and transport. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and health and educational 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)
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings							>0.4ha of greenfield land. Site coincides with	a coal and a
Dananigo	sandstor	ne MSA. A	LC Gra	de at the	site part	ially urb	pan, but majority is grade 4.	1
4 Climate	T1 '1	+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	with the i		of GI in	developr	nent, alth		water flooding. The site's climate resilience on nis is somewhat dependent on implementation	
5 Water			Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							ngley Beck is within the site boundary. Deve	opment at the site
	would be	likely to r	esult in			in wate	er consumption.	
6	0:1		<u>Р</u>	LT _.	IR	<u> </u>	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity		. New dev					nd is likely to be of some biodiversity value in diversity value at the site and reduce local en	
		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National that cont adversel form, wh	Parks or A ains GI ele y alter the	AONBs ements local to help to	. Howeve of poten wnscape limit the	er, reside tially high e and land magnitud	ntial dev n visual dscape de for po	discernible effect on any landscape designation velopment at this site could result in the loss amenity, including trees, and it would therefor character. The site is adjacent to existing resolution to the property of the country o	of open greenfield ore be likely to sidential built
8 Cultural	100ai ian	0	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop	ment at the					a discernible impact on any heritage asset or	
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes w		kpected	to resul	t in a min	or incre	on an AQMA or CAZ. The construction and cease 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	Bingley F	Railway St	ation, t	his is out	side of th	ne desire	ent services. The nearest railway station is 4 ed range. The site has good access for pede of cycle paths.	
		+	Р	ıT	IR		SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	
11 Housing	The cite		-	LT		Н	HO8, HO9, HO10	11a
	types and	d tenures of criteria of	e a mir of the h	l nor positi nousing is es HO4 a	l ve contril s provide nd HO5 (l l bution to d in line (10 or m	H08, H09, H010 owards satisfying Bradford's housing needs, with the Local Plan policies. The development hore homes, or an area of more than 0.5ha),	depending on the ent would meet the
12 Accessible	types and	d tenures of criteria of	e a mir of the h	l nor positi nousing is es HO4 a	l ve contril s provide nd HO5 (l l bution to d in line (10 or m	HO8, HO9, HO10 owards satisfying Bradford's housing needs, with the Local Plan policies. The developme	depending on the ent would meet the
12 Accessible	types and minimum aspects	d tenures of criteria of such as ho	e a mir of the h policie pusing i	nor positinousing is ses HO4 a mix and a	ve contril s provide nd HO5 (affordable	bution to d in line (10 or m e house	HO8, HO9, HO10 owards satisfying Bradford's housing needs, with the Local Plan policies. The development of hore homes, or an area of more than 0.5ha), as to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 ey services and amenities including those on	depending on the ent would meet the that specify 12a Allerton Road.
12	types and minimum aspects services Resident	d tenures of criteria of such as hotel the site of the	te a mir of the h policie pusing i P	nor positinousing is HO4 a mix and a LT dhave g	ve contril provide nd HO5 (affordable IR ood acce	bution to d in line (10 or me house H	HO8, HO9, HO10 owards satisfying Bradford's housing needs, with the Local Plan policies. The development once homes, or an area of more than 0.5ha), as to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 ey services and amenities including those on SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	depending on the ent would meet the that specify 12a Allerton Road.
12 Accessible	Resident Developr without ti	d tenures of a criteria of such as how the six at the six the	e a mirof the h	hor positinousing is HO4 a mix and a LT dhave g LT de high-creess of peing of a	ve contril s provide nd HO5 (affordable IR ood acce IR quality ho existing a scale th	bution to d in line (10 or me house H ess to ke H emes wit	HO8, HO9, HO10 owards satisfying Bradford's housing needs, with the Local Plan policies. The development or homes, or an area of more than 0.5ha), as to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 ey services and amenities including those on SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 thin an existing community in an area of high unity, encouraging participation and community put pressure on local services and facilities of	depending on the ent would meet the that specify 12a Allerton Road. 13a deprivation (IMD) ty interaction,
12 Accessible services	Resident Developr without ti	d tenures of a criteria of such as how the side of the	e a mirof the h	hor positinousing is HO4 a mix and a LT dhave g LT de high-creess of peing of a	ve contril s provide nd HO5 (affordable IR ood acce IR quality ho existing a scale th	bution to d in line (10 or me house H ess to ke H emes wit	HO8, HO9, HO10 owards satisfying Bradford's housing needs, with the Local Plan policies. The development of homes, or an area of more than 0.5ha), as to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 ey services and amenities including those on SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 thin an existing community in an area of high unity, encouraging participation and community.	depending on the ent would meet the that specify 12a Allerton Road. 13a deprivation (IMD) ty interaction,
12 Accessible services 13 Social cohesion	Resident Developr without of without ti local sen	d tenures of a criteria of such as how the side of the	e a mirof the holicies ousing in the would be would be with the work of the wo	hor positinousing is HO4 a mix and a LT dhave g LT de high-creness of and place LT dhave g dhave g dhave g	ve contril s providend HO5 (affordable IR ood acce IR quality ho existing a scale the e. IR	bution to d in line (10 or me house H H mes wit communat may H ess to a	HO8, HO9, HO10 owards satisfying Bradford's housing needs, with the Local Plan policies. The development or homes, or an area of more than 0.5ha), as to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 ey services and amenities including those on SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 thin an existing community in an area of high unity, encouraging participation and community put pressure on local services and facilities of SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	depending on the ent would meet the that specify 12a Allerton Road. 13a deprivation (IMD) ty interaction, or could alter the
12 Accessible services 13 Social cohesion	Resident Development of the control	d tenures of a criteria of such as how the side of the	e a mirof the holicies ousing in the would be a mirof per a mir	hor positinousing is HO4 a mix and a LT dhave g LT de high-creness of peing of a and place LT dhave g doutdoor LT	ve contril s providend HO5 (affordable IR ood acce IR quality ho existing a scale the e. IR ood acce IR	bution to d in line (10 or me house H H) mes wit communat may H ess to a spaces.	HO8, HO9, HO10 owards satisfying Bradford's housing needs, with the Local Plan policies. The developmenore homes, or an area of more than 0.5ha), is to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 ey services and amenities including those on SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 thin an existing community in an area of high unity, encouraging participation and community put pressure on local services and facilities of SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 range of culture and leisure opportunities incompared to the service of the serv	depending on the ent would meet the that specify 12a Allerton Road. 13a deprivation (IMD) ty interaction, or could alter the 14a Eluding pubs,
12 Accessible services 13 Social cohesion	Resident restaurar The conslocation in new development of the constant of the	d tenures of criteria of such as how the side of the s	e a mirof the he policies ousing in the would be provided by the would be provided by the would be and provided by the would be and occurs are accould provided by the world b	hor positinousing is HO4 a mix and a LT de high-creness of peing of a and place LT de have g doutdoor LT upation ocurrently otentially otentially	ve contril s providend HO5 (affordable IR ood acce IR quality ho existing a scale the e. IR ood acce IR f new homone, and enhance	bution to d in line (10 or me house H sess to ke H mes with communat may H sess to a spaces. M mes wood so an e communat example to the first term of the fi	HO8, HO9, HO10 owards satisfying Bradford's housing needs, with the Local Plan policies. The developmenore homes, or an area of more than 0.5ha), is to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 ey services and amenities including those on SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 thin an existing community in an area of high unity, encouraging participation and community put pressure on local services and facilities of SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 range of culture and leisure opportunities incommunity introduce new potential targets and victir increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na	depending on the ent would meet the that specify 12a Allerton Road. 13a deprivation (IMD) ty interaction, or could alter the 14a Eluding pubs, 15a ns of crime at a out. However,

		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 is 1.6km north west of the nearest GP surgery, Manor Medical Practice, this is outside of the desired range.										
		is within 3										
	Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.											
	outdoor	exercise a		munity e		ent.	OD0 OD44 OD40 FOO D05 OO0	47 471				
17		+	Р	LI	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education	The nearest primary school, Sandy Lane Primary School, is 800m north east of the site. The nearest secondary school, Dixon's Allerton Academy, is 2.6km south east of the site, this is outside the desired range.											
40		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18	Site wou	ld provide	resider	nts with g	ood acce	ess to a	broad range of high quality and diverse emp	loyment				
Employment	opportur	nities being	2.8km	from the	Thornto	n Road	employment zone.	•				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
	The cons	struction a	nd occi	pation o	f new ho	mes co	uld have a minor beneficial impact on the loc	al economy, such				
19 Economy	as by ind	creasing th	e dema	nd for lo	cal goods	s and s	ervices and enhancing the pool of potential e	mployees for				
							ronment could lead to an improved attractiver					
							o help tackle local deprivation.	,				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/026B - North Parade, Allerton	1.43	Open space	Greenfield	45 dwellings	Preferred Option: NW11/H

Summary of assessment for NW/026B:

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 nearly 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 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.

SA Objective	Baseline	Effect on	SA Object	ive				
	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land & Buildings			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, - 3e
Dullulligs	Site is gr	reenfield. /	ALC Grad	des at the	e site are	Grade 4	and 'Urban'. Site coincides with sandston	e and coal MSAs.
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, cred to current levels.	levelopment could

SA Objective	Baseline	Effect on	SA Object	ive				
	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							I 100m of a surface waterbody. Developme consumption.	nt at the site
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
S Biodiversity R geodiversity	condition connecti developi The HR	n. New devivity. A TP0 ment at the	velopmer O tree ad e site, such g proces	nt here co joins the ch as thr s has ide	ould redu site's no ough imp entified th	ice biodion orthern poacts on nat likely	it is likely to be of some biodiversity value versity value at the site and reduce local ererimeter, which could potentially be advers the root zone. significant effects on the South Pennine More.	cological sely affected by
	are angg	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
_andscape & ownscape	that, in it characte is adjace	ts current o er. New de ent to exist	condition velopmed ing resid	, likely m nt here w ential bu	akes a po ould be lilt form, v	ositive co likely to a vhich wo	lopment at this site could result in the loss ontribution towards the local landscape and adversely affect this and to alter the local could help to limit the magnitude for potential ape and townscape cannot be ruled out.	d townscape haracter. The site
		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
3 Cultural neritage	There ar	e four Gra	de II List ervening	ed Buildi	ngs withi	in approx	discernible effect on any heritage asset or kimately 140-160m south of the site but du veen the site and these assets, the effect of	e to the
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
Air quality	homes v		xpected t	o result i	in a mino	r increas	an AQMA or CAZ. The construction and construction and conservation in relation to existing levels	•
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	at Frinzi		way Stat	ion. Site	-	-	I t services. The nearest railway station is 4 for pedestrians, but somewhat limited for	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimun	nd tenures n criteria o	of the ho f policies	using is HO4 an	provided d HO5 (1	in line w 0 or mo	rards satisfying Bradford's housing needs, vards satisfying Bradford's housing needs, vith the Local Plan policies. The development of homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the

	Baseline	Effect on	SA Object	tive					
SA Objective tre	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, HO8, DS4, CO2	12a	
services	The nea	rest areas	of key s	ervices a	nd amer	nities app	pear to be located 300m south on and alon	g Allerton Road.	
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion	interaction		t the dev	elopmen	t being o	f a scale	ommunity, encouraging participation and control that may put pressure on local services are	-	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
eisure				_			I unge of culture and leisure opportunities inc uch as those along Allerton Road.	L cluding pubs,	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
secure	new dev		could po	tentially e	enhance	commur	crease in crime at the site cannot be ruled nity cohesion and wellbeing, or increase na SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,	tural surveillance	
		+	Р	LT	IR	Н	CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	site is 2k Residen exercise	m west of ts at the si	a gener te would at West	al hospita have ac Bradford	al, Bradfo	ord Roya a diverse	Medical Practice, putting it outside the tar I Infirmary. range of semi-natural habitats with opport a could improve both physical and mental habitats. SP6, SP14, SP16, EC3, DS5, CO2	unities for outdoo	
17 Education		rest prima	ry schoo	l, Allertor	n Primary		is 535m south-east of the site. The nearest of the site.	·	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	opportur	nities in Br	adford, ir	ncluding	the Thor	nton Roa	o a broad range of high quality and diverse ad Employment Zones which is 3.2km sout be south-east of the site.		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	as by ind						I have a minor beneficial impact on the loc vices and enhancing the pool of potential e		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/030C - Lynfield Drive, Daisy Hill	0.33	Open meadow	Greenfield	12 dwellings	Preferred Option: NW12/H

Summary of assessment for NW/030C:

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 most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents with good access to key services and amenities, jobs, shops, buses, and cultural spaces, with particularly good access to schools and health facilities.

SA Objective Baselin		Effect on S	SA Object	ive				
SA Objective	trend	Score of effect Score		Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &		-	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3d
Buildings		ithin a coa dered as a					nall greenfield site with Garde 4 ACL soils, rce.	therefore would
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	an increase in
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							aterbodies within 100m of the site. However water consumption at this location in relati	
6			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversity	due to the	e loss of g	reenfield g proces	d land. s has ide	entified th	nat likely	iversity value and would reduce local habit significant effects on the South Pennine Note.	•
7	33	-	Р	LT	IR	М	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b
Landscape & townscape	adversel		local cha	aracter. C	Given the		I nal Park. The loss of some greenfield and tial development would be adjacent to exis	
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
heritage	Develop	ment at the	e site wo	uld be ur	nlikely to	have a	I discernible impact on any heritage asset or	historic area.
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
o / iii quaiity							I is expected to be a minor reduction in air of construction and occupation of new home	•

CA Objective	Baseline	Effect on S	SA Object	ive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
10		+	Р	LT	IR	М	SC2, H09, TR1, TR3, DS4	10a – 10e
Transport				•		•	I vices. Frizinghall Railway Station is 2.7km /hat limited for cyclists with a limited amou	
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	on the ty meet the	pes and te minimum	enures of criteria	the hous of policies	sing is pr s HO4 ar	ovided ir nd HO5 (ion towards satisfying Bradford's housing ratine with the Local Plan policies. The devalor or more homes, or an area of more that nouses to reflect local need.	elopment would
12 Accessible		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
services	The site Haworth	-	access t	o the ran	ge of ser	vices inc	cluding those around 600m north on Heigh	ts Lane and
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	commun facilities	nity interact	tion, with	out the d	levelopm	ent bein	within an existing community, encouraging of a scale that could put pressure on local and place. This site would provide high great place.	al services and
	an area	of high de			T	T	and place. This site would provide high-qua	ality nomes within
		of high dep	P P	(IMD).	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	Site has	of high dep	P Pess to cu	(IMD). LT Iture and	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	14a
	Site has	of high dep	P Pess to cu	(IMD). LT Iture and	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
eisure 15 Safe &	Site has including	of high depth of	P P P P P P P P P P P P P P P P P P P	LT LT LT LT LT LT LT LT LT at the ere are no	IR Ieisure of IR IR site would one, but the	M ppportuni M Id introducould po	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 Ities in the local area along Heights Lane a	14a and Haworth Road 15a e at a vacant
	Site has including	of high depth of	P P P P P P P P P P P P P P P P P P P	LT LT LT LT LT LT LT LT LT at the ere are no	IR Ieisure of IR IR site would one, but the	M ppportuni M Id introducould po	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 ities in the local area along Heights Lane a SP1, SP3, SP4, SP16, HO9, DS5, CO2 uce new potential victims or targets of crim tentially enhance community cohesion and	14a and Haworth Road 15a e at a vacant
eisure 15 Safe & secure	Site has including New res location increase The site site. The opportur and mer	good acces of places of +/- idential de where curre natural su	P velopme rently the urveillance P access to cu worship	LT L	IR Ieisure of IR site would he occuld he occuld he with example of these of the the these of the the these of the these	M Id introduction of the could possible to coul	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 Ities in the local area along Heights Lane a SP1, SP3, SP4, SP16, HO9, DS5, CO2 Luce new potential victims or targets of crimitentially enhance community cohesion and mbat the local risk of crime. SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,	14a 15a e at a vacant wellbeing, or m north of the pabitats with ove both physical
eisure 15 Safe & secure	Site has including New res location increase The site site. The opportur and mer	good acces of places of +/- idential de where curre natural su ++ has good e site would nities for ountal health	P velopme rently the urveillance P access to cu worship	LT L	IR Ieisure of IR site would he occuld he occuld he with example of these of the the these of the the these of the these	M Id introduction of the could possible to coul	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 ities in the local area along Heights Lane at SP1, SP3, SP4, SP16, HO9, DS5, CO2 ace new potential victims or targets of crimitentially enhance community cohesion and simbat the local risk of crime. SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5 at being Haworth Road Health Centre, 560 access to a diverse range of semi-natural hagagement opportunities, which could impro	14a 15a e at a vacant wellbeing, or m north of the pabitats with ove both physical
leisure 15 Safe &	New res location increase The site site. The opportur and mer Lynfield	good access of the places of t	P velopme rently the urveillance provide utdoor exforthe respital 300	LT Iture and LT Iture and so LT o a GP s e resident dercise are seidents of come south LT	IR Ieisure of IR site would he o could he o could he or man of these of IR IR	M Id introduction of the could poselly to could poselly t	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 Ities in the local area along Heights Lane at SP1, SP3, SP4, SP16, HO9, DS5, CO2 Luce new potential victims or targets of crimitentially enhance community cohesion and mbat the local risk of crime. SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5 Ist being Haworth Road Health Centre, 560 access to a diverse range of semi-natural regagement opportunities, which could impronents. The site is within the target distance	14a 15a e at a vacant wellbeing, or morth of the abitats with ove both physical of a hospital, with

	SA Objective Baseline trend	Effect on S	SA Object	ive				
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
18	Site wou	ld provide	resident	s with ex	cellent a	ccess to	a broad range of high quality and diverse	employment
Employment	opportur	nities nearb	by, with f	our Empl	loyment 2	Zones wi	ithin 5km of the site.	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	The cons	struction a	nd occup	oation of	new hom	es coulc	have a minor beneficial impact on the local	al economy,
-	increasir	ng the dem	nand for I	ocal goo	ds and s	ervices a	and enhancing the pool of potential employ	ees for local
	business	ses.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential developmen t	Status
NW/031A - Hazel Walk, Daisy Hill	4.97	Greenfield land	Greenfield 100%	174 dwellings	Reject ed

Summary of assessment for NW/031A: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, biodiversity, landscape and transport. The site is well located to provide residents with good access to jobs, services and significantly good access to health and educational facilities.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend							Mitigation code(s)
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings							>0.4ha of greenfield land. Site coincides with	a coal and
	sandstor	ne MSA. A	LC Gra	de at the	site is a	mix of	4 and urban.	1
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	with the		of GI in	developr	nent, alth		water flooding. The site's climate resilience consists is somewhat dependent on implementation	
5 Water		+	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							vaterbodies within 100m of the site. Develop	ment at the site
0	would be	e likely to r				in wate	er consumption.	0- 01
6 Biodiversity							SP10, SP11, EN1, EN2, EN3, EN7, EN9 SP10, SP11, EN1, EN2, EN3, EN7, EN9 SP10,	
&			elopme/	ent here	could red	luce bio	odiversity value at the site and reduce local e	cological
geodiversity	connecti	vity.		1 1 7	l in		CD2 FM FM2 FMF FMC DC2 DC2	7- 7-
	Dovolon	mont at thi	P	LT on would	IR	It in a c	SP2, EN1, EN3, EN5, EN6, DS2, DS3 discernible effect on any landscape designati	7a, 7b
Landscape & townscape	that cont adversel form, wh	tains GI ele y alter the	ements local to help to	of poten wnscape limit the	tially high e and lan magnitud	n visual dscape de for p	velopment at this site could result in the loss amenity, including trees, and it would theref character. The site is adjacent to existing re otential effects, but at this stage a minor adv it.	ore be likely to sidential built
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop	ment at the	e site w	ould be	unlikely to	o have	a discernible impact on any heritage asset o	r historic area.
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes w		xpected	to resul	t in a min	or incre	on 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	Frizingha	all Railway	Station	n, this is	outside o	f the de	ent services. The nearest railway station is 3 esired range. The site has good access for period of cycle paths.	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimum	d tenures of criteria of	of the h f policie	ousing is s HO4 a	s provide nd HO5 (d in line (10 or n	owards satisfying Bradford's housing needs, with the Local Plan policies. The developm nore homes, or an area of more than 0.5ha), as to reflect local need.	ent would meet the
12	·	+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services	Residen Haworth		te woul	d have g	ood acce	ess to k	ey services and amenities including those or	Heights Lane and
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	without o	disrupting of	d provide cohesive coment be coment be coment as the coment be comentable because the comentable be comentable because the c	eness of being of a	quality ho existing a scale th	mes wi	thin an existing community in an area of high inity, encouraging participation and commun put pressure on local services and facilities	deprivation (IMD) ity interaction,

		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							range of culture and leisure opportunities including being adjacent to West Bradford G		
		+/-	Р	LT	IR	М	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.								
	++ P LT IR H SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5							16a, 16b	
16 Health	Bradford Residen	l Royal Infi	rmary l te woul	Hospital. d have g	ood acce	ss to a	ton Medical Practice. The site is within 1km of diverse range of semi-natural habitats with o	•	
47		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
17 Education							eary School and nursery, is 800m north of the is 1.2km north of the site.	site. The nearest	
18		+	Р	LŤ	IR	Н	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 being 1.8km from the Thornton Road employment zone.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy								

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/031B - Millmoor Close	2.22	Open green space with an area of trees	Greenfield, Green Belt	58 dwellings	Preferred Option: NW13/H

Summary of assessment for NW/031B:

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 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 services and amenities, education facilities and employment areas.

As a greenfield and Green Belt site containing trees, 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.

SA Objective	Baseline	Effect on	SA Object	ive									
	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 g	reenfield.	ALC Grad	des at the	e site are	Grade 4	l and 'Urban'. Site coincides with a sandsto	one 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 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	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.												
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
6 Biodiversity & geodiversity	its currel ecologic which co The site from the consider undertal The HRA	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The southern perimeter of the site adjoins an area of deciduous woodland priority habitat which could potentially be adversely affected by development at the site, such as through impacts on root zones. The site is located approximately 3.7km from Trench Meadows and Bingley South Bog, and approximately 7km from the South Pennine Moors, all of which are SSSIs. 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					

	Baseline	Effect on	SA Object	ive									
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
7 Landscape & townscape	National and Gre and it we adjacent	Parks or an en Belt lare ould thereful to existin	AONBs. Ind that co fore be like g resider	However ontains Godeling to accept the design that accept the design to accept the design to accept the design that accept	, resident I element dversely a form, whi	tial developments of potential the later the l	cernible effect on any landscape designat lopment at this site could result in the loss entially high visual amenity, including tree local townscape and landscape character d help to limit the magnitude for potential and townscape cannot be ruled out.	of open greenfield s and woodland, . The site is					
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None					
heritage	Develop	ment at th	e site wo	uld be u	nlikely to	have a c	liscernible effect on any heritage asset or	historic area.					
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	homes v		xpected	to result	in a mino	r increas	an AQMA or CAZ. The construction and se in air pollution in relation to existing levels	•					
40 T		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	at Frinzi		lway Stat	tion. Site	-	-	t services. The nearest railway station is a for pedestrians, but somewhat limited for						
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types an	nd tenures n criteria c	of the ho	ousing is HO4 an	provided d HO5 (1	in line w 0 or moi	rards satisfying Bradford's housing needs, ith the Local Plan policies. The developm the homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the					
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
services	The nea	rest area	of key se	rvices an	d amenit	ies appe	ars to be 300m east along Heights Lane.	l					
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	interaction		t the dev	elopmen	t being of	a scale	mmunity, encouraging participation and c that may put pressure on local services a	-					
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
14 Culture &													
14 Culture & eisure				_			-						

	Baseline	Effect on	SA Object	ive						
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
15 Safe & secure	location new dev	where the	re are cu	rrently notes tentially of	one, and enhance	so an in commun	d introduce new potential targets and victin 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	west of a general hospital, Bradford Royal Infirmary. Residents at the site would have access to a diverse range of semi-natural habitats with opportunities for outdoor exercise, including at West Bradford Golf Club, which could improve both physical and mental health for the residents of the development.									
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
Education		rest prima Belle Vue S	•		•		is with 820m north of the site. The nearest	secondary		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	opportur	nities in Bra	adford, ir	ncluding	the Thorr	nton Roa	a broad range of high quality and diverse of a broad range of high quality and diverse of the south e south-east of the site.	• •		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/032 - Chellow Lane	0.42	Grasses, scrub, and trees	Greenfield	5 dwellings	Commitment: NW14/HC

Summary of assessment for NW/032:

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

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 services and amenities, health 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 adjoining an LWS, Chellow Dean Woods and Reservoir. The site is adjacent to Chellow Dean Reservoir and within 50m of Chellow Dean Beck, so careful consideration would be required around protecting the water quality. There is a Grade II Listed Building 20m south-east of the site, the setting of which could be adversely affected by new development here.

SA Objective	Baseline	Effect on S	SA Object	tive								
OA Objective	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 g	reenfield. A	ALC Gra	de at the	site is G	Frade 4.	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	Site is in FZ1 and has a 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.											
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	a risk to	water qua	lity. Site	is not wi	thin a G	SPZ. De	in 50m of Chellow Dean Beck. Development velopment at the site would be expected to ation to existing levels.	-				
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				

	Baseline	Effect on S	SA Objec	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
6 Biodiversity & geodiversity	its current ecological Chellow a large rent new dev TPO wood The HRA	nt conditional connect Dean Wood eservoir, velopment a odland tha	n. New of ivity. The same of the sit is parting process.	developm Reservo uld be ex te. An are ally withi ss has id	ir LWS a sposed to ea of dec n the site lentified to led out a	e could readjoins the country and increase the could read increase the country and		is predominantly cts as a result of ter, which is also
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National that cont adversel form, wh	Parks or A tains GI eld y alter the	AONBs. ements of local too help to l	However of potent wnscape imit the r	r, residei ially high and land magnitud	ntial devo n visual a dscape o de for pot	scernible effect on any landscape designati elopment at this site could result in the loss menity, including trees, and it would therefor character. The site is adjacent to existing re- tential effects, but at this stage a minor adversal.	of open greenfield ore be likely to sidential built
8 Cultural heritage							SP2, SP10, EN3, EN4, EN5, EN6, DS3 ding 'Lodge to Chellow Dean'. New develophis sensitive heritage asset.	None oment at this open
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes w		xpected	to result	in a min	or increa	n an AQMA or CAZ. The construction and one in air pollution in relation to existing lever	•
		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Site app	ears to be	accessi	ble via w	alking a	nd cyclin	railway station is 3.3km east at Frizinghall g, although the local topography (site is on d potentially deter people from walking or c	a hill), and the
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
S			-				ls satisfying Bradford's housing needs, dep with the Local Plan policies.	ending on the
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services	The nea	rest area o	of key se	ervices ar	nd amen	ities app	ears to be located 600m south on Allerton I	Road.
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

	Baseline	Effect on	SA Objec	tive										
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
13 Social cohesion	interaction		the dev	elopmer/	nt being (of a scale	ommunity, encouraging participation and cost that may put pressure on local services and	-						
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, places of worship and outdoor leisure spaces, such as those on Allerton Road												
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a						
15 Safe & secure	location new dev	where the	re are cu could po	urrently rotentially	none, and enhance	d so an ir e commu	ld introduce new potential targets and victin ncrease in crime at the site cannot be ruled nity 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 Residen	. The site its at the si	is 1.2km te would	west of	a genera	al hospita a diverse	Heaton Medical Practice, putting it outside al, Bradford Royal Infirmary. e range of semi-natural habitats with opport	unities for outdoor						
		s of the de			a Goil C	iub, wnic	h could improve both physical and mental l	learn for the						
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b						
Education		The nearest primary school, Allerton Primary School, is 760m south-west of the site. The nearest secondary school, Dixon Allerton Academy, is 950m south of the site.												
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
18 Employment	opportur	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Thornton Road Employment Zones which is 1.66km south-east of the site and the regional city centre slightly further afield to the south-east of the site.												
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
19 Economy	as by inc			-			d 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
NW/040 - Merrivale Road, Allerton	1.34	Agricultural grazing	Greenfield	55 dwellings	Preferred Option: NW15/H

Summary of assessment for NW/040:

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 predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. New development here could potentially alter the local character and, whilst also leading to a reduction in biodiversity value at the site or local ecological connectivity. The site is well located to provide residents with access to buses, jobs, key services and amenities including shops, and cultural spaces, with particularly good access to schools and health facilities.

	Baseline	Effect on SA O	bjective									
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3d				
Buildings							nfield site and so would not constitute an a small area in Grade 4 ACL.	an efficient use				
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
resilience		FZ1 and is no eable surfaces,				-	owever, development could lead to an	increase in				
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources		Site is not within a GSPZ and there are no surface waterbodies within 100m of the site. However, the construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.										
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
6 Biodiversity & geodiversity	loss of greenfield land.											
7		-	Р	LT	IR	М	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b				
Landscape & townscape	Development would not impact on an AONB or National Park. The loss of a large greenfield site could adversely alter the local character and diminish the tranquillity for existing residents. Given the residential development would be adjacent to existing built form the alteration to character is not expected to be significant.											
		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				

	Baseline	Effect on SA O	bjective									
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	n policies Mitigation code(s)				
8 Cultural heritage	Develop area.	ment at the sit	e would	be unlikely	/ to have	a discer	nible effect on any sensitive heritage a	sset or historic				
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e				
						-	ected to be a minor reduction in air quatruction and occupation of new homes	-				
		+	Р	LT	IR	М	SC2, HO9, TR1, TR3, DS4	10a – 10e				
10 Transport	Railway		m west	of the site.	The site		d access for pedestrians, but somewh					
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	on the ty meet the	pes and tenur minimum crite	es of the eria of po	housing is blicies HO	s provide 4 and HO	ed in line 05 (10 or	wards satisfying Bradford's housing ne with the Local Plan policies. The devel more homes, or an area of more than s to reflect local need.	opment would				
12		+/-	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a				
Accessible services	centre o	The site has somewhat limited access to key services and amenities. The site is within 1km of the nearest service centre on Allerton Road which offers a broad range of key services and amenities, putting it outside the desired range. However, some services including a post office and pharmacy are available within 500m of the site.										
		++	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	commun facilities	nity interaction,	without the local	the develo	pment b	eing of a	In an existing community, encouraging parts of scale that could put pressure on local ace. This site would provide high-quali	services and				
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	Site has good access to culture and leisure opportunities. Site is within 200m of several areas of open greenspace and has good access to footpath networks to explore the local countryside.											
45.0 (+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location	where currentl	y there a	are none, b	out could	potentia	ew potential victims or targets of crime lly enhance community cohesion and we the local risk of crime.					
16 Health		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				

	Baseline	Effect on SA O	bjective					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	3km of E semi-na	Bradford Royal tural habitats w	Infirmary	/. The site rtunities fo	would poor outdoo	rovide res r exercis	Om of Hollyns Health and Wellbeing Considents with excellent access to a diverse and community engagement opportulents of these developments.	rse range of
17 Education	Site is w	++ rithin 600m St	P James C	LT hurch Prin	IR nary Sch	L ool and 1	SP6, SP14, SP16, EC3, DS5, CO2 .2km north of Thornton Grammar Sec	17a, 17b ondary School.
18 Employment		-					SP6, SP14, SP16, EC1, EC2, EC3, EC4 ad range of high quality and diverse er Employment area and 5km of Bradfor	• •
19 Economy	The con	+ struction and o	P ccupatio	LT n of new h	IR nomes co	H ould have	SP6, SP14, SP16, EC1, EC2, EC3, EC4 a minor beneficial impact on the local hancing the pool of potential employed	19a, 19b economy,

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/041a - Allerton Lane/Chevet Mount (1)	1.67	Open greenspace/meadows	Greenfield	69 dwellings	Preferred Option: NW16/H

Summary of assessment for NW/041a:

Major positive effects have been identified in relation to health, land and buildings, education and social cohesion. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents with good access to key services and amenities including shops, as well as jobs, cultural spaces, and buses, with particularly good access to schools and health 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.

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 & Buildings			Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3d		
	Site is within a coal MSA. NW/041a is a large (>0.4ha) greenfield site and so would not constitute an efficient use of land. Site is located within Grade 4 ACL.									
4 Climate change resilience		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
		Site is in FZ1. Approximately 5% of the site is at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.								
5 Water resources		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e		
	Site is not within a GSPZ and there are no surface waterbodies within 100m of the site. However, the construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.									
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
	Site is a large (>0.4ha) greenfield site that falls entirely within Natural England's GI network (Pitty and Clayton Becks). Development here would reduce the site's biodiversity value and would reduce local habitat connectivity due to the loss of greenfield land. The site is located approximately 4.8km from the South Pennine Moors, 4.9km from Bingley South Bog and 5.4km from Trench Meadows, all of which are SSSIs. 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.									
6 Biodiversity & geodiversity	due to the The site 5.4km from consider undertake The HRA	Development loss of control is located om Trencharation of the cen if neces A Screening	greenfield approxir Meadov e likely ri ssary. ag proces	d land. mately 4.8 ws, all of sks shou ss has ide	Bkm from which ar ald be und	site's bing the Source SSSIs dertaken	odiversity value and would reduce local hath Pennine Moors, 4.9km from Bingley So. The site falls within a SSSI Impact Risk at the site level and consultation with Na significant effects on the South Pennine I	abitat connectivity outh Bog and Zone. Further tural England		
Biodiversity & geodiversity	due to the The site 5.4km from consider undertake The HRA	Development loss of control is located om Trencharation of the cen if neces A Screening	greenfield approxir Meadov e likely ri ssary. ag proces	d land. mately 4.8 ws, all of sks shou ss has ide	Bkm from which ar ald be und	site's bing the Source SSSIs dertaken	odiversity value and would reduce local hath Pennine Moors, 4.9km from Bingley So. The site falls within a SSSI Impact Risk at the site level and consultation with Na significant effects on the South Pennine I	abitat connectivity outh Bog and Zone. Further tural England		
Biodiversity &	due to the The site 5.4km from Consider undertake The HRA are trigg	Developmene loss of going located om Trenchration of the ken if nece A Screeninered and to the ment would local charter to some control of the control of th	greenfield approxir Meadow e likely ri ssary. g proces hus canr P d not impacter and	d land. nately 4.4 ws, all of sks should be ruled LT coact on a didminis	Bkm from which ar all be under the detailed the left and	site's bing the Source SSSIs dertaken that likely this stage or Nation equillity for the stage of the stage o	odiversity value and would reduce local hath Pennine Moors, 4.9km from Bingley So. The site falls within a SSSI Impact Risk at the site level and consultation with Na significant effects on the South Pennine Ige.	puth Bog and Zone. Further tural England Moors SPA/SAC 7a, 7b e could adversely I development		

SA Objective	Baseline trend	Effect on SA Objective							
		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
8 Cultural heritage	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.								
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e	
	Site is not within an AQMA or a CAZ, however there is expected to be a minor reduction in air quality relative to current levels due to the pollution associated with the construction and occupation of new homes.								
10 Transport		+	Р	LT	IR	М	SC2, HO9, TR1, TR3, DS4	10a – 10e	
	Site is within 250m of a bus stop with frequent services. The nearest railways station, Bradford Forster Square Railway station, is 5.2km west of the site. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.								
11 Housing 12 Accessible services		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
	on the ty meet the	pes and te minimum	enures of criteria o	f the hous of policies	sing is pr s HO4 ar	ovided in nd HO5 (ion towards satisfying Bradford's housing in line with the Local Plan policies. The dev 10 or more homes, or an area of more that houses to reflect local need. SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2, EC5, H03, H012	elopment would	
	The site has somewhat limited access to key services and amenities. The site is within 1.25km of the nearest service centre on Allerton Road which offers a broad range of key services and amenities, putting it outside the desired range. However, some services including a post office and pharmacy are available within 500m of the site.								
13 Social cohesion		++	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high-quality homes within an area of high deprivation (IMD).								
14 Culture & leisure		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
	Site has good access to culture and leisure opportunities. Site is within 200m of several areas of open greenspace and has good access to footpath networks to explore the local countryside.								
15 Safe & secure	+/- P LT IR M SP1, SP3, SP4, SP16, H09, DS5, C02 15a New residential development at the site would introduce new potential victims or targets of crime at a vacant location 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.								
	1								

SA Objective	Baseline trend	Effect on S	SA Object	ive			Mitigating or enhancing Local Plan policies	Mitigation code(s)		
		Score of effect	Permanence	Duration	Reversibility	Certainty				
	The site has good access to a GP surgery, being within 500m of Hollyns Health and Wellbeing Centre and within 3km of Bradford Royal Infirmary. The site would provide 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	Site is w	++ ithin 600m	P St Jame	LT es Churcl	IR h Primary	L / School	SP6, SP14, SP16, EC3, DS5, CO2 and 1.2km south of Thornton Grammar Se	17a, 17b econdary School.		
18 Employment		•					SP6, SP14, SP16, EC1, EC2, EC3, EC4 a broad range of high quality and diverse of Road Employment area and 5km of Bradfo			
19 Economy		ng the dem	-				SP6, SP14, SP16, EC1, EC2, EC3, EC4 I have a minor beneficial impact on the located and enhancing the pool of potential employ	-		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/041b - Allerton Lane/Chevet Mount (2)	0.76	Agricultural	Greenfield	26 dwellings (based on 35dph)	Preferred Option: NW17/H

Summary of assessment for NW/041b:

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 positive effect is also anticipated for the social cohesion SA Objective. 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.

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. Pitty Beck is 50m south-west of the site, and development here could pose a risk to the water quality.

SA Objective	Baseline	Effect on	SA Objecti	ve				
	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 gr	reenfield.	ALC Grad	le at the s	site is Gra	de 4. Sit	e coincides with a coal and sand & grave	el MSAs.
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	Given th	e size of t	he site in	relation to	o this, it is	expecte	low, medium and high risk of surface want that it would be avoided through a cardincrease in impermeable surfaces, comp	eful layout of
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
			cide with	a GSPZ.	The site is	s approx	SP9, EN1, EN2, EN7, EN9 imately 50m north-east of Pitty Beck at it inor increase in water consumption.	
5 Water resources			cide with	a GSPZ.	The site is	s approx	mately 50m north-east of Pitty Beck at it	
0	Site is gracondition connection recreation. The HRA	reenfield con. New devity. Pitty onal disturi	P containing velopmen Beck, Tho conces as ag proces	a GSPZ. uld be like LT various (t here co printion LW s a result s has ide	The site is ely to result IR GI element uld reduce VS is 100 rof develontified tha	s approx alt in a m H ats and it e biodive m south of pment at it likely s	imately 50m north-east of Pitty Beck at it nor increase in water consumption. SP10, SP11, EN1, EN2, EN3, EN7, EN9 is likely to be of some biodiversity value rsity value at the site and reduce local exof the site, which could potentially be expetite site. gnificant effects on the South Pennine M	s closest point. 6a - 6f in its current cological cosed to increased

	Baseline	Effect on	SA Objecti	ve				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
7 Landscape & townscape	National that, in it characte is adjace	Parks or and the Parks	AONBs. In condition, welopmer in the condition.	However, likely ma nt here wo ential buil	residentia akes a pos ould be lik t form, wh	al develo sitive co ely to a sich wou	ernible effect on any landscape designation perment at this site could result in the loss intribution towards the local landscape and diversely affect this and to alter the local could help to limit the magnitude for potential of the and townscape cannot be ruled out.	of open greenfield d townscape haracter. The site
8 Cultural heritage		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
nemage	Develop	ment at th	e site wo	uld be un	likely to h	ave a di H	SCERNIBLE effect on any heritage asset or h	nistoric area. 9a – 9c
9 Air quality	homes v		xpected t	o result ir	n a minor	increase	an AQMA or CAZ. The construction and o	•
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Frinzingl		ay Station	. Site has	-	-	services. The nearest railway station is 4 pedestrians, but somewhat limited for cyc	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimun	d tenures n criteria o	of the ho f policies	using is p HO4 and	rovided ir I HO5 (10	line wit	ords satisfying Bradford's housing needs, which the Local Plan policies. The development homes, or an area of more than 0.5ha), or reflect local need.	nt would meet the
12		+/-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services	need to broader	travel up to	o 1.2km e ervices to	either eas o satisfy t	t into Low heir daily	er Gran needs. I	or, with a limited offering in the local area ge or north-east onto Allerton Road in ord However, some services including a post	ler to access a
		++	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	without o	disrupting	cohesive pment be	ness of exing of a s	xisting cor	nmunity	an existing community in an area of high r, encouraging participation and communi- pressure on local services and facilities of	ty interaction,
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

0.1.01.1.11	Baseline	Effect on	SA Objecti	ve				Mitigation code(s)
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	
14 Culture & leisure	restaura		urches, s	uch as th	ose along	Thornto	ge of culture and leisure opportunities incl on Road and Allerton Road, as well as hav	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are cur	rently noi entially er	ne, and so nhance co	o an incr ommunity	introduce new potential targets and victim ease in crime at the site cannot be ruled o 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	west of a Residen exercise	a general h	nospital, E te would at nearby	Bradford F	Royal Infir ess to a d	mary. iverse ra	I centre, Manor Medical Practice. The site ange of semi-natural habitats with opportu improve both physical and mental health	nities for outdoor
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education		rest prima Dixon Aller					School, is 495m east of the site. The nea ite.	rest secondary
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur regional	nities in Bracity centre	adford, in slightly f	cluding th urther afic	eld to the	on Road east. It i	broad range of high quality and diverse e Employment Zones which is 2.5km east of suncertain the extent to which the loss of e in the local area.	of the site and the
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by ind local bus	creasing th	ie deman However,	d for loca	l goods a	nd servi	l have a minor beneficial impact on the loca ses and enhancing the pool of potential er which the loss of agricultural land could in	nployees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/045 - Reservoir		PDL, Bradford			
House, Heights Lane,	0.87	Pistol and Rifle Club	80% Brownfield	36 dwellings	Discounted
Daisy Hill		Club			

Summary of assessment for NW/045:

No significant adverse effects predicted for the site. Minor adverse effects predicted for air quality and water resources SA Objective, as predicted for nearly all other sites. Minor adverse effect also predicted for climate change resilience SA Objective due to surface water flood risk within the site. The site is well located to provide residents with good access to buses, shops, jobs, and cultural spaces, with particularly good access to schools and health facilities.

	Baseline	Effect on S	SA Object	ive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
		+/-	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3d	
3 Land & Buildings	and san		As with	which it c	oincides		Lee of land, depending on the potential impa C.C. of the site is of urban grade. There may		
4 Climate change		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
resilience							face water flooding risk in the middle of the areful layout of development.	site, and it is	
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources							aterbodies within 100m of the site. However water consumption at this location in relation	•	
6		+	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
Biodiversity & geodiversity	value, de		nt could b	e an opp	ortunity	to enhar	ersity designation. As a brownfield plot of lince the biodiversity value of the site as well etwork.	•	
7 Landscape		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b	
& townscape	Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.								
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None	
heritage	Develop	ment at the	e site wo	uld be u	nlikely to	have a	I discernible impact on any heritage asset o	r historic area.	
9 Air quality		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e	

SA Objective Ba	Baseline	Effect on S	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
							is expected to be a minor reduction in air q e construction and occupation of new home	· -
10	Site is w	+ rithin 200m	P of two b	LT ous stops	IR with free	M quent se	SC2, H09, TR1, TR3, DS4 rvices. Frizinghall Railway Station is 2.7km	10a – 10e east of the site
Transport		side of the amount o		-	ne site ha	as good a	access for pedestrians, but somewhat limit	ed for cyclists with
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	on the ty meet the	pes and te minimum	enures o criteria	f the hou of policie	sing is pi s HO4 ai	rovided i nd HO5	ion towards satisfying Bradford's housing r n line with the Local Plan policies. The dev (10 or more homes, or an area of more tha nouses to reflect local need.	elopment would
12 Accessible		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
services	The site Haworth	-	access t	o the ran	ige of sei	rvices ind	cluding those around 600m north on Heigh	ts Lane and
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	commun	nity interactorics or could a	tion, with Iter the l	out the cocal sens	developm	nent bein	within an existing community, encouraging g of a scale that could put pressure on loca and place. This site would provide high-qua	al services and
		or mgm do _l	Silvation	().				anty nomes within
		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure		+	P ess to cu	LT Iture and			SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	14a
leisure		+ good acce	P ess to cu	LT Iture and			SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	New res	+ good acce g places of +/- idential de where cur	P ess to cu worship P velopme	LT L	I leisure of IR site would one, but	M Id introducould po	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 ities in the local area along Heights Lane a	14a and Haworth Road 15a e at a vacant
eisure 15 Safe &	New res	+ good acce g places of +/- idential de where cur	P ess to cu worship P velopme	LT L	I leisure of IR site would one, but	M Id introducould po	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 ities in the local area along Heights Lane a SP1, SP3, SP4, SP16, HO9, DS5, CO2 uce new potential victims or targets of crim tentially enhance community cohesion and	14a and Haworth Road 15a e at a vacant
eisure 15 Safe &	New res location increase The site site. The opportur and mer	+/- good acce g places of +/- idential de where cur e natural su ++ has good e site would nities for ou	P ess to cu worship P velopme rently the urveillance P access to cu do provide utdoor ex for the re	LT Iture and LT ent at the ere are note, and so a GP so eresident cercise are sidents esidents	IR site wou one, but o could he urgery, the swith expended to the second of these	M Id introduced by the second point of the sec	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 ities in the local area along Heights Lane a SP1, SP3, SP4, SP16, HO9, DS5, CO2 uce new potential victims or targets of crim tentially enhance community cohesion and ombat the local risk of crime. SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,	14a 15a e at a vacant wellbeing, or 16a, 16b Om north of the pabitats with ove both physical

SA Objective Basel		Effect on S	SA Object	ive						
SA Objective trend	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
17 Education	Site is 6	50m south	of Beck	foot Heat	on Prima	ary Scho	ol and 1km south of Beckfoot Upper Heat	on.		
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
Employment		•					a broad range of high quality and diverse thin 5km of the site.	employment		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	increasir business	construction and occupation of new homes could have a minor beneficial impact on the local economy, easing the demand for local goods and services and enhancing the pool of potential employees for local inesses. An improvement in the built environment could lead to an improved attractiveness to the area, which ld encourage further inward investment to help tackle local deprivation.								

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/046 - Haworth Road, Playing fields, Heaton	5.59	Green open space, with woodland	Greenfield	80 dwellings	Preferred Option: NW18/H

Summary of assessment for NW/046:

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 services and amenities, 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 containing trees. Approximately 30% of the site is at low risk of surface water flooding and there are a few very limited areas at medium and high risk, but given the size of the site in relation to these areas, it is expected that it could be avoided through the careful layout of the development.

OA Objective	Baseline	Effect on	SA Object	ive							
SA Objective	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 g	reenfield. A	ALC Grad	de at the	site is 'U	rban'. Si	ite coincides with a coal and sandstone MS	SAs.			
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
4 Climate change resilience	limited a of mediu	reas at me ım/high ris	edium an k, it is ex	d high ris	sk of surfa nat it wou	ace wate	v risk of surface water flooding and there a er flooding. Given the size of the site in rela oided through a careful layout of developm mpermeable surfaces, compared to current	tion to the areas ent.			
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
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	its curred ecologic The site the Sout consider undertak The HRA	Site is greenfield containing various GI elements including trees and it is likely to be of 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 located approximately 3.1km from Trench Meadows, 3.2km from Bingley South Bog and 6.8km from the South Pennine Moors, all of which are SSSIs. 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			

	Baseline	Effect on	SA Object	ive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
7 Landscape & townscape	National that cont would th existing	Parks or / tains GI ele erefore be residential	AONBs. I ements on likely to built form	However of potenti adverse m, which	, resident ally high ly alter th would he	tial devel visual an le local to elp to lim	cernible effect on any landscape designation lopment at this site could result in the loss nenity, including trees, woodland and oper ownscape and landscape character. The sit the magnitude for potential effects, but a ascape cannot be ruled out.	of open greenfield a space, and it ite is adjacent to
8 Cultural heritage		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
lemage	Develop	ment at the	e site wo	uld be u	IR	have a d	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	nistoric area. 9a – 9c
9 Air quality	homes v		xpected t	to result	in a mino	r increas	I an AQMA or CAZ. The construction and c se 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	Frinzingl		y Station	n. Site ha	-	-	t services. The nearest railway station is 3 r pedestrians, but somewhat limited for cy	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimun	d tenures n criteria o	of the ho f policies	using is HO4 an	provided d HO5 (1	in line w 0 or moi	rards satisfying Bradford's housing needs, ith the Local Plan policies. The development homes, or an area of more than 0.5ha), to reflect local need.	ent would meet th
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services	The site	is within 6	00m of k	ey servi	ces and a	menities	s along Haworth Road and Heights Lane.	1
		++	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	without o	disrupting	cohesive pment be	ness of e	existing conscious existing constant existing ex	ommunit	n an existing community in an area of high by, encouraging participation and communi at pressure on local services and facilities of	ty interaction,
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		nts, places		_			nge of culture and leisure opportunities incaces, such as those along Heights Lane a	

	Baseline	Effect on	SA Object	ive					
SA Objective	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	location new dev	where the	re are cu could po	rrently notentially e	one, and enhance	so an in commun	d introduce new potential targets and victin 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	west of a Residen exercise	a general h	nospital, te would at West	Bradford have acc Bradford	Royal In	firmary. diverse	urgery, Heaton Medical Practice. The site is range of semi-natural habitats with opporton could improve both physical and mental h	unities for outdoor	
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
Education		rest prima e School,	-		-	School,	is 450m north of the site. The nearest seco	ondary school,	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	opportur	nities in Bra	adford, ir	ncluding t	the Thorr	nton Roa	a broad range of high quality and diverse of a broad range of high quality and diverse of Employment Zone which is 2.2km southe south-east.		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	as by inc		-				I have a minor beneficial impact on the loca rices and enhancing the pool of potential e	-	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/049 - Bingley Road/Long Lane, Heaton	20.32	Golf course	Greenfield, Green Belt	200 dwellings	Preferred Option: NW19/H

Summary of assessment for NW/049:

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.

Major adverse effects have been predicted for the site's impact on the water resources SA Objective due to the presence of a large pond inside the boundary and several other small waterbodies within 100m of the site, the water quality of which would be at risk from the construction and occupation of this site.

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.

The site is greenfield and on Green Belt land, adjoining deciduous woodland priority habitat, TPO woodland and an area of Ancient Woodland, and as such the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. While the site is bordered by roads on several sides, it is large and highly prominent in the local landscape, so development here could have an adverse effect on the local landscape and townscape, as well as on the setting of the seven Grade II Listed Buildings within 150m of the perimeter. The northern perimeter of the site is adjacent to the Saltaire WHS buffer zone, and this may require consideration as part of any planning application for 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.

	Baseline	Effect on SA Objective						
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land & Buildings	Site is gr	 reenfield. ALC Grades at	P the site a	LT are 'Urban	IR ' and Gr	H ade 4. S	SP4, SP8, SP9, HO2, TR5 ite coincides with coal and sar	3a, - 3e ndstone MSAs
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	size of th	ne site in relation to the a	reas, it is	expected	I that it w	ould be	um risk of surface water floodi avoided through a careful layo permeable surfaces, compare	ut of
5 Water resources	within 10	00m of the site. Developm	nent here	could pos	se a risk	to water	SP9, EN1, EN2, EN7, EN9 ary. A number of other small w quality. Development at the s cation in relation to existing le	ite would be
6 Biodiversity			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f

	Baseline	Effect on SA Objective						
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
& geodiversity	its curred ecologic perimete Woodlar also TPC site, suc disturbal The site Bingley of the lik necessa The HRA	nt condition. New develop al connectivity. Deciduous ers. Heaton Woods, North and, adjoins the site's perir D woodland. New develop h as through impacts on a shrough impacts on falls within a SSSI Impacts outh Bog is approximate ely risks should be under ry.	oment he is woodla neliffe Wo meter. So oment at root zone at Risk Zo ely 2.6km at identified	ere could rand priority pods, and ome of the the site coes, losses one. Trender the site led that likel	educe by habitat Old Sprice woodla ould pote of function of the st of the ovel and	adjoins to adjoins to adjoins to major the centrally according to the central power is appointed to the central	it is likely to be of some biodivery value at the site and reduce the site's north-western and so LWS, which is also an area of southern and north-western proversely affect the woodland juked land or increases in recreases in recreases in the sof which are SSSIs. Further a for which are SSSIs. Further a son the South Pennine Moorets on the South Pennine Moorets are the son the South Pennine Moorets are the son the South Pennine Moorets are the son the South Pennine Moorets are the side of the south Pennine Moorets and the south Pennine Moorets are the side of the south Pennine Moorets are the side of the south Pennine Moorets are the side of the	local uthern f Ancient perimeter is ust outside the ational e site and consideration ortaken if
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	and on 0 golf club but it is 0 likely be	Green Belt land and is co and a pond. It is uncerta considered likely that it w avoided due to Local Pla	mprised in how n ould advo an policie	of open spew reside ersely alte s necessi	paces, tronger that the local transfer the local transfer the local transfer transfer to the local transfer tra	ees, woo elopment al landsc gh quality	nal Park. The site is a very larged land, some existing structure that the site would be laid out cape character. A significant effection design and the incorporation hich would help to screen potential.	s in use by the or implemented fect would of GI
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	area.lt s	hould also be noted that	the north	ern perim	eter of th	ne site is	t on any sensitive heritage ass adjacent to the Saltaire WHS I ation as part of any planning a	ouffer zone.
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes v		ult in a m	inor increa			AZ. The construction and occu	•
		+/-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	is over 6 Site app	600m from the closest bus ears to be accessible via	s stop. Tl walking	ne neares	t railway ıg, althoı	station is	e of the site the western bounces 2.5km east at Frizinghall Rai ocal topography (site is on a hier people from walking or cycling	way Station. ll), and the

	Baseline	Effect on SA Objective						
SA Objective	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 minimun	d tenures of the housing	is provid and HO5	led in line 5 (10 or mo	with the ore home	Local Places, or an	Bradford's housing needs, dep an policies. The development of area of more than 0.5ha), that eed.	would meet the
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services		erton Road or further onto			-		vould be likely to have to traverange of services required to s	
13 Social		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
cohesion	interaction		ent being	g of a scal	e that ma	-	raging participation and comn	-
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
eisure		ts at the site would have s, sports clubs and outdo	-		-		nd leisure opportunities includ Heaton.	ing pubs,
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where there are currently	/ none, a ly enhan	nd so an i ce commu	ncrease	in crime	potential targets and victims of at the site cannot be ruled out d wellbeing, or increase natura	. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health		, depending on location v		-			the nearest GP surgery, Heat h of a general hospital, Bradfo	
		, including at Northcliffe (_		atural habitats with opportunit physical and mental health fo	
	of the de	evelopment.						

	Baseline	Effect on SA Objective						
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
17	The nea	rest primary school, Heat	on Prima	ary School	l, is 980r	n south-\	west of the site. The nearest se	econdary
Education	school, E	Belle Vue School, is 1.06	km west	of the site				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment	opportur	•	ig the Ca	nal Road	Employr	nent Zon	of high quality and diverse emple which is 2.8km south-east o	•
10.5		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		creasing the demand for I					peneficial impact on the local e icing the pool of potential empl	-

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/052 - Carlisle Road	1.07	PDL, derelict area and car wash	Brownfield	44 dwellings	Preferred Option: NW20/H

Summary of assessment for NW/052:

Significant adverse effect predicted for the air quality SA Objective due to the site being partially within the CAZ. No other significant adverse effects predicted. Development at the site would be an opportunity to deliver biodiversity net gains, improvements to the local townscape character, and new investment for the Listed Building within the site – although it is somewhat uncertain whether the Listed Building (which appears to have fallen into disrepair) would be reused and invested in, or demolished. The site is well located to provide residents with good access to shops, jobs, buses, and cultural spaces, with particularly good access to schools and health facilities.

SA Objective	Baseline	Effect on	SA Object	tive					
	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	3b, 3c	
3 Land & Buildings	and san		As with	which it	coincide		se of land, depending on the potential impa LC of the site is of urban grade. There may		
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
resilience	Site is w	ithin FZ1 a	and not a	at risk of	surface	water flo	oding.	-	
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							n 100m of site. Development would result in ation to existing levels.	n a minor net	
6		+	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
Biodiversity & geodiversity	value, de		nt could b	oe an op	portunity	to enha	rersity designation. As a brownfield plot of I nce the biodiversity value of the site as we network.	•	
7 Landscape		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b	
& townscape	Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.								
		+	Р	LT	IR	L	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	develop	ment could	l result ir at this si	n the cor ite could	version bring ne	of this b	I most corner of the site (34, Bavaria Place uilding. The building appears to have fallen ment that could enhance the condition of the	into disrepair.	

	Baseline	Effect on	SA Objec	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
0.4:			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	pollution	•	in relati	on to exi	isting lev	els, due	t difficult to achieve clean air targets due to to the construction and occupation of new lution.	
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport	Railway		he site is	s very ac			rices and 1.8km north west of Bradford Forsestrians and cyclists although there is a lack	•
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	on the ty meet the	pes and te minimum	enures o criteria	f the hou of policie	ising is p es HO4 a	orovided and HO5	tion towards satisfying Bradford's housing in line with the Local Plan policies. The dev (10 or more homes, or an area of more that houses to reflect local need.	elopment would
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services		lld have ex g those ard				_	of services and amenities in highly access nam.	ible locations,
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	participa services would be	ation and control	ommunities or co mpact of	ty interact ould alter n the qua	ction, with	hout the	existing community of high deprivation, end development being of a scale that could put of community and place. Site is adjacent to residents here as a result of exposure to a	t pressure on loca A6177, which
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
eisure		rs resident d Black Abl	_			ltural an	d leisure areas, including those in Manningl	nam to the north
45.0 (6		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a
15 Safe & secure	locations	s where cu	rrently tl	here are	none, bu	ut it could	duce new potential victims or targets of crimed potentially enhance community cohesion ombat the local risk of crime.	
16 Health		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b

	Baseline	Effect on S	SA Object	tive								
SA Objective	Site is 45	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	Hospital	te is 450m south of Westbourne Green Community Health Centre and within 2km of Bradford Royal Infirmary ospital. Site would provide new residents with good access to Peel Park and Lister Park providing outdoor ercise opportunities, via the local PRoW network.										
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education	Site is 60 College.		of Atlas	commu	nity Prim	ary Scho	pol and within 2km of St Bede's and St Jose	oh Catholic				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment							o a broad range of high quality and diverse eless Development Zones and Employment Z					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	increasir business	Construction and occupation of new homes could have a minor beneficial impact on the local economy, 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 to help tackle local deprivation.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/054 - Land to rear of	F 00	0.000	000/ Provediald	20 decellinara	Preferred
Fearnside Terrace and	5.08	Open space	90% Brownfield	32 dwellings	Option: NW21/H
Whetley Mills					

Summary of assessment for NW/054:

A significant adverse effect has been predicted for the site due to it being within the CAZ. There are areas of medium and high surface water flood risk within the site, primarily associated with the two man-made lakes/ponds. It is unclear how these man-made lakes/ponds would be impacted by development. The site contains deciduous woodland Priority Habitat.

The site is well located to provide residents with good access to key services and amenities, shops, schools, jobs and cultural spaces, with particularly good access to health facilities. Part of the site is in existing use for various business premises. It is not entirely clear the extent to which these are still operational and whether replacing them with residential development would impact on local people's access to jobs.

	Baseline	Effect on S	SA Objec	tive						
SA Objective	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 – 3f		
3 Land & Buildings	constitut	e an efficie	ent use o	of land de	epending	on impa	rban grade ALC soils. Site is a large brownf acts on the MSA. It is unknown if the existin f some materials of some use.			
4 Climate		-	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	the man		es on sit	e. It is no	t entirely		redium, and high surface water flood risk pa the extent to which surface water flood risk	•		
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources	negative the exter	ly affected	as a re	sult of de	velopme	nt. Give	es within the site boundary, which could potent in the site is in existing use by business prepact on rates of water consumption at this location.	mises, it is unclea		
Siodiversity		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
& geodiversity		ciduous woodland, a priority habitat, is within the site boundary. The loss of this habitat would reduce the site's diversity value and reduce local habitat connectivity.								
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b		
Landscape & ownscape	adverse	y alter the	local ch	aracter.	Any adve	erse effe	onal Park. The loss of some greenfield and out would be minor and countered, to some outeneds it is through new development replacing the	extent, by the		

	Baseline	Effect on S	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Road, 6 Mills (D windows	Storey To Illingworth	Rear) W And Sor dential d	/ith Chim ns Mills)) evelopm	ney Bet . The Li ent at thi	ween Ar sted Bui is site wo	Grade II Listed Building (Two Parallel Block of Office Block And Lodge To Right Of Entralding appears to have fallen into disrepair (expuld bring new investment that could enhanced ons.	nce At Whetley .g. boarded up
0.4:			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	pollution		in relati	on to exi	sting lev	els, due	it difficult to achieve clean air targets due to to the construction and occupation of new h lution.	
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport	Station,		frequent	t service:	s. The si	te is ver	ices. Site is 1.7km west of Bradford Forster y accessible for pedestrians and cyclists alth	•
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	on the ty meet the	pes and te minimum	enures of criteria	f the hou of policie	sing is p s HO4 a	rovided and HO5	tion towards satisfying Bradford's housing n in line with the Local Plan policies. The deve (10 or more homes, or an area of more that houses to reflect local need.	elopment would
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services		lld have ex those are				-	of services and amenities in highly accessi m.	ble locations,
		++	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	participa	tion and co	ommunit	y interac	tion, with	hout the	existing community of high deprivation, encodevelopment being of a scale that could put of community and place.	
14 Culture & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site offe	rs resident	s with go	ood acce	ess to cu	ltural and	d leisure areas along Thornton Road.	•
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	locations	s where cu	rrently th	nere are	none, bu	at it could	luce new potential victims or targets of crime d potentially enhance community cohesion a ombat the local risk of crime.	

0.1.01: 11	Baseline	Effect on S	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
40 1110-		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	would ha		ent acces	ss to out	door spa	ce, whic	n north west of Bradford Royal Infirmary Hos h can have positive health effect both physic etwork.	•
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education					•	-	/ School. The nearest secondary school, St ting it outside the target range.	Bede's and St
40		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	provide i	•	vith exce	ellent acc	ess to a	broad ra	of a number of business premises at this loanness of high quality and diverse employment	
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	same tin economy local bus	ne, the cor y, increasi sinesses. <i>F</i>	nstruction ng the de An impro	n and oce emand fo vement i	cupation or local g in the bui	of new loods and ilt enviro	of a number of business premises at this loon of a number of business premises at this loon omes could have a minor beneficial impact discribes and enhancing the pool of potential number could lead to an improved attractive help tackle local deprivation.	on the local al employees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/063 – Pearson Lane	0.25	Mix of PDL and greenfield with woodland	Predominantly greenfield	5 dwellings	Commitment: H/NW10/HC

Summary of assessment for NW/063:

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 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 services and amenities, health facilities 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 new development on a largely greenfield site various containing GI elements including three TPO trees.

CA Objective	Baseline	Effect on S	SA Object	ive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)
		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f

	Baseline	Effect on	SA Object	ive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)
3 Land & Buildings	Site is p	redominan	tly green	field. AL	C Grade	at the si	te is 'Urban'. Site coincides with coal and s	andstone MSAs.
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 ompared to current levels.	ver, development
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							I 100m of a surface waterbody. Developmer consumption.	nt at the site
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	reduce le adjoining	ocal ecolog the site's	gical con eastern	nectivity. perimete es or indi	. Three T er. These	PO trees could be acts on re	pment here could reduce biodiversity values are within the site, with TPO trees and TF e adversely affected by development at the pot zones. SP2, EN1, EN3, EN5, EN6, DS2, DS3	O woodland also site, such as
		-		LT		М		7a, 7b
7 Landscape & townscape	National that cont be likely residenti	Parks or Atains GI ele to adverse al built for effect on t	AONBs. I ements o ely alter t m, which he local	However of potention the local would h landscap	r, residen ally high townscap elp to lim be and to	tial deve visual ar pe and la nit the ma wnscape	cernible effect on any landscape designation lopment at this site could result in the loss menity, including trees and woodland, and and scape character. The site is adjacent to agnitude for potential effects, but at this state cannot be ruled out.	of open greenfield t would therefore existing ge a minor
8 Cultural heritage		0	N/A		N/A		SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
nomago	Develop	ment at the	e site wo	uld be ur	nlikely to	have a d	discernible impact on any heritage asset or	historic area.
O Air quality		-	Р	LT	IR	н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes v		xpected t	to result	in a minc	or increas	an AQMA or CAZ. The construction and o se 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	Frinzingl		y Station	n. Site ha	-	-	t services. The nearest railway station is 2 or pedestrians, but somewhat limited for cyc	
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

	Baseline	Effect on	SA Object	ive				
SA Objective	trend Score of effect		Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)
			-				s satisfying Bradford's housing needs, depoint the Local Plan policies.	ending on the
2 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services	The nea	rest area o	of key se	rvices an	d amenit	ies appe	ears to be located 450m south-west on Alle	erton Road.
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
3 Social cohesion	interaction		the dev	elopment	being of	f a scale	ommunity, encouraging participation and co that may put pressure on local services ar	
4 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
eisure				_			inge of culture and leisure opportunities inconces, such as those in Allerton to the sout	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, H09, 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 commun	d introduce new potential targets and victir crease in crime at the site cannot be ruled nity 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
	Site is 1.							
16 Health	site is wi				_	-	 on Medical Centre, putting it outside the targonal lyal Infirmary.	get distance. The
16 Health	Residen	thin 600m ts would h opportuni	of a gen ave exce	eral hosp ellent acc	oital, Bradess	dford Ro	• •	ing outdoor
	Resident exercise	thin 600m ts would h opportuni	of a gen ave exce	eral hosp ellent acc	oital, Bradess	dford Ro	nyal Infirmary. ce, such as at nearby Ladyhill Park, provid	ing outdoor
17 Education	Resident exercise developr The neal Bradford	thin 600m ts would h opportuni ment. ++ rest prima	of a gen ave exce ties, which P ry school	eral hosp ellent acc ch could i LT , Lady R chool, 50	ess to gr emprove IR oyd Junio	dford Ro een space both phy	oyal Infirmary. ce, such as at nearby Ladyhill Park, provid rsical and mental health for the residents o	ing outdoor f the 17a, 17b condary school is
7	Resident exercise developr The neal Bradford	thin 600m ts would h opportuni ment. ++ rest prima I Girls' Gra	of a gen ave exce ties, which P ry school	eral hosp ellent acc ch could i LT , Lady R chool, 50	ess to gr emprove IR oyd Junio	dford Ro een space both phy	syal Infirmary. ce, such as at nearby Ladyhill Park, providusical and mental health for the residents of SP6, SP14, SP16, EC3, DS5, CO2 SP6, SP14, SP16, EC3, DS5, CO2	ing outdoor f the 17a, 17b condary school is
7	Resident exercise developr The neal Bradford proximity The site opporture	thin 600m ts would h opportuni ment. ++ rest prima I Girls' Gra //, located	of a gen ave exce ties, whice P ry school mmar Sc 800m so P vide residential	eral hospellent according to could in LT I, Lady Richool, 50 outh-west LT dents with according to the coulding the coul	ess to gramprove IR oyd Junio Om south of the sit IR h good a he Thorr	dford Ro een space both phy L or School n-east of te. H cccess to not on Roa	syal Infirmary. ce, such as at nearby Ladyhill Park, providusical and mental health for the residents of SP6, SP14, SP16, EC3, DS5, CO2 col, is 450m east of the site. The nearest set is the site, but Dixon Allerton Academy is also SP6, SP14, SP16, EC1, EC2, EC3, EC4 can broad range of high quality and diverse and Employment Zone which is 1km south-earters.	ing outdoor f the 17a, 17b condary school is so in close 18a, 18b employment

OA Objective	Baseline	Effect on S	SA Object	ive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)
	as by inc						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
NW/073 - Church Street, Manningham	0.23	PDL, vegetation and hardstanding	Brownfield	10 dwellings	Preferred Option: NW23/H

Summary of assessment for NW/073:

Significant adverse effect predicted for air quality SA Objective due to the site being in a CAZ. No other significant adverse effects predicted. The site would be a good opportunity to deliver biodiversity net gains and improvements to the local character, as well as to the setting of St Paul's Conservation Area and nearby Listed Buildings. The site is well located to provide residents with good access to shops, jobs, cultural spaces, and buses, with particularly good access to schools and health facilities.

0.4 01 : 1:	Baseline	Effect on	SA Objec	tive				
SA Objective	trend	Score of effect	Permanence			Mitigating or enhancing Local Plan policies	Mitigation code(s)	
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c
3 Land & Buildings	MSA wh	ich it is sit	uated wi	thin. It is	unknow	n if the	use of land, depending on the potential impa existing buildings on-site could be re-used be the ALC of the site is of urban grade.	
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	Site is w	ithin FZ1 a	and not a	at risk of	surface	water flo	oding.	
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							n 100m of site. Development would result in ation to existing levels.	a minor net
6 Biodiversity		+	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
& geodiversity		urrently of sity net gai		liversity v	/alue and	d new d	evelopment here would be an opportunity to	deliver
7 Landscape		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
& townscape							e development would be an opportunity to in eping with the existing built form of the local	•
		+	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	School I	Houses' is	20m sou	uth of the	site. Giv	ven the	de II Listed Building 'Main Block to St Paul's current condition of this vacant PDL plot, nee the setting of the Conservation Area and I	w development
9 Air quality			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c

SA Objective	Baseline	Effect on	SA Objec	tive				
	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	air pollu		site in re	lation to	existing	levels, c	it difficult to achieve clean air targets due tue to the construction and occupation of nution.	
40.7		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	which ha		t service	s. The si	te is ver		ices. Site is within 1.4km north of Frizingha ible for pedestrians and cyclists although the	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	on the ty meet the	pes and teem minimum	enures o criteria	f the hou of policie	Ising is p es HO4 a	orovided and HO5	tion towards satisfying Bradford's housing in line with the Local Plan policies. The de (10 or more homes, or an area of more the houses to reflect local need.	velopment would
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services						_	of services and amenities in highly access along Oak Lane.	sible locations,
		++	Р	LT	IR	T	000 000 000 004 005 004 000 1104	T
13 Social						Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	participa	ment woul	d situate ommuni	new resty interact	sidents v ction, wit	vithin an hout the	existing community of high deprivation, endevelopment being of a scale that could presse of community and place.	couraging
cohesion 14 Culture &	participa	ment woul	d situate ommuni	new resty interact	sidents v ction, wit	vithin an hout the	existing community of high deprivation, endevelopment being of a scale that could provide the could be considered to the	couraging
cohesion 14 Culture &	participa local ser	ment would ation and crivices and the trivices and the trivices are the tr	d situate ommuni facilities P s with g	e new resty interactor could	sidents vertion, with alter the	vithin an hout the e local se	existing community of high deprivation, endevelopment being of a scale that could prense of community and place. SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	couraging ut pressure on
13 Social cohesion 14 Culture & leisure	participa local ser	ment would attend and convices and the strength of the strengt	d situate community facilities P Is with go spaces	e new resty interactor could LT cood accest along O	isidents vertion, with alter the IR	vithin an hout the e local set H If und Car	existing community of high deprivation, endevelopment being of a scale that could prense of community and place. SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 d leisure areas, being within a 500m walk of lisle Road. SP1, SP3, SP4, SP16, HO9, DS5, CO2	couraging ut pressure on 14a of a varied array of
14 Culture & eisure	Site offe cultural a	ment would attend and convices and the sure that the second and leisure the second and the secon	d situate community facilities P Is with good spaces P velopme rrently the	e new resty interactor could LT LT along O LT LT ent at the here are	IR ess to cuak Land IR site woonone, but	vithin an hout the e local se H Iltural and Car M uld introdut it could	existing community of high deprivation, endevelopment being of a scale that could prense of community and place. SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 d leisure areas, being within a 500m walk of liste Road.	couraging ut pressure on 14a of a varied array of 15a ne at vacant
14 Culture & eisure	Site offe cultural a	ment would attend and convices and the sure that the second and leisure the second and the secon	d situate community facilities P Is with good spaces P velopme rrently the	e new resty interactor could LT LT along O LT LT ent at the here are	IR ess to cuak Land IR site woonone, but	vithin an hout the e local se H Iltural and Car M uld introdut it could	existing community of high deprivation, endevelopment being of a scale that could prese of community and place. SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 deleisure areas, being within a 500m walk of lisle Road. SP1, SP3, SP4, SP16, HO9, DS5, CO2 Buce new potential victims or targets of crinical potentially enhance community cohesion	couraging ut pressure on 14a of a varied array of 15a ne at vacant
cohesion 14 Culture &	Site offe cultural and increase	ment would atton and convices and the services are services and the services and the services are services as the services are services are services as the services are services as the services are services as the services are services are services are services as the s	d situate ommuni facilities P s with g s spaces P velopme rrently the profile of Wes Resider	e new restry interaction or could be a could	IR ess to cuak Land IR site woonone, but to could IR Green C	vithin an hout the e local set H Iltural and Carl M uld introdut it could help to count i	existing community of high deprivation, endevelopment being of a scale that could prese of community and place. SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 d leisure areas, being within a 500m walk of the second secon	couraging ut pressure on 14a 14a of a varied array of 15a ne at vacant and wellbeing, or 16a, 16b Bradford Royal positive health

04.01: 1:	Baseline	Effect on S	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
17 Education	Site is w	ithin 450m	Westbo	ourne Pri	mary Scl	hool and	within 1.2km of Oasis Academy Secondary	School.
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment		•					o a broad range of high quality and diverse on the second street of Bradford.	employment
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	increasir business	ng the dem ses. An im	nand for proveme	local goo ent in the	ods and s built env	services ⁄ironmer	d have a minor beneficial impact on the local and enhancing the pool of potential employed to could lead to an improved attractiveness trackle local deprivation.	ees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/080 - Rayner Mount Allerton	0.24	Open greenspace surrounded by residential housing	Greenfield	9 dwellings	Preferred Option: NW24/H

Summary of assessment for NW/080:

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 predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents here with good access to shops, jobs, buses, and cultural spaces, with particularly good access to schools and health facilities.

0.00.00	Baseline	Effect on S	SA Object	ive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land & Buildings		ithin a coa A. The AL					H05, H06, H07, TR2 irely efficient use of land. Site is entirely s	3a – 3d ituated within a
4 Climate change resilience		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7 However, development could lead to an	4a – 4e
		eable surfa				•	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources		tion and o					I aterbodies within 100m of the site. Howev to increase water consumption at this loc	•
6 Biodiversity & geodiversity	connecti The HR	vity due to	the loss	of green ss has ide	ifield land entified th	d. nat likely	•	
7 Landscape & townscape	estate co	ould adver	sely impa lential de	act the lo	cal settir	ng and tra	SC1, SC6, EN3, EN4, EN5, DS2, DS3 nal Park. The loss of a greenfield site with anquillity for the residents which currently cent to existing built form the alteration to	surround this plot.
8 Cultural heritage	Develop	O ment at the	n/a e site wo	n/a ould be ur	n/a nlikely to	H have a	SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible impact on any heritage asset o	None r historic area.
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e

	Baseline	Effect on S	SA Object	ive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
							is expected to be a minor reduction in air of construction and occupation of new home	
		+	Р	LT	IR	М	SC2, HO9, TR1, TR3, DS4	10a – 10e
10 Transport	Site is within 250m of a bus stop with frequent services. The nearest railways station, Bradford Forste Railway station, is 5.2km west of the site and outside of the desired range. The site has good access pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
TTTIOUSING		•	•		•		ion towards satisfying Bradford's housing r n line with the Local Plan policies.	needs, depending
12		-	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
Accessible services	service o	centre on A	Allerton F	Road whi	ch offers	a broad	s and amenities. The site is within 1km of the range of key services and amenities, putting ost office and pharmacy are available with	ng it outside the
		++	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	commun facilities	ity interac	tion, with Iter the lo	out the cocal sens	developm	ent bein	within an existing community, encouraging g of a scale that could put pressure on locand place. This site would provide high-qua	al services and
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
eisure							ities. Site is within 200m of several areas o	of open
45.0-4- 0		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location	where cur	rently the	ere are n	one, but	could po	uce new potential victims or targets of crim tentially enhance community cohesion and mbat the local risk of crime.	
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health		has good I Royal Infi		o a GP s	urgery, b	eing with	nin 500m of Manor Medical Practice and w	ithin 3km of
	opportur	-	utdoor ex	cercise a	nd comm	unity en	es to a diverse range of semi-natural habita gagement opportunities, which could impro nents.	

04 01 : 1:	Baseline	Effect on S	SA Object	ive						
SA Objective trer	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
Education	Site is w School.	ithin 600m	St Jame	es Churc	h Primary	/ School	and 1km west of Dixon Allerton Academy S	Secondary		
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
Employment		•					a broad range of high quality and diverse of Road Employment area and 5km of Bradfo			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy		onstruction and occupation of new homes could have a minor beneficial impact on the local economy, using the demand for local goods and services and enhancing the pool of potential employees for local esses.								

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/084 - Belvedere		PDL, Industrial			Preferred
Terrace, Hollings Road,	0.33	site	Brownfield	15 dwellings	Option:
Girlington					NW25/H

Summary of assessment for NW/084:

Significant adverse effect predicted for the air quality SA Objective as a result of the site being within the CAZ. No other significant adverse effects predicted. The site would be a good opportunity to deliver biodiversity net gains and improvements to the local character. The site is well located to provide residents with good access to jobs, shops, buses, and cultural spaces, with particularly good access to schools and health facilities.

	ective Baseline trend		SA Object	tive					
SA Objective	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	3b, 3c	
3 Land & Buildings	and san	Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal and sandstone MSAs with which it coincides. 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. The ALC of the site is of urban grade.							
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
resilience	Site is w	ithin FZ1 a	nd not a	t risk of	surface v	water flo	oding.		
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor increase in water consumption at this location in relation to existing levels.							a minor net	
6		+	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
Biodiversity & geodiversity	value, de	lopment would not impact on a sensitive biodiversity designation. As a brownfield plot of limited biodiversity, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution connectivity of the local and wider ecological network.							
7 Landscape		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b	
& townscape		ould not affect an AONB or National Park. The development would be an opportunity to improve the effect site on the local character and would be in-keeping with the existing built form of the local area.							
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None	
heritage	Develop	ment at sit	e would	be unlike	ely to hav	ve a disc	cernible impact on any heritage assets or his	storic areas.	
9 Air quality			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	

	Baseline	Effect on	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	pollution		in relati	ion to exi	isting lev	els, due	it difficult to achieve clean air targets due to to the construction and occupation of new lution.	
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport	Station,		frequen	t service	s. The si	te is ver	vices. Site is 1.6km west of Bradford Forstelly accessible for pedestrians and cyclists alt	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	on the ty meet the	pes and te minimum	enures o criteria	f the hou of policie	ising is p es HO4 a	orovided and HO5	Ition towards satisfying Bradford's housing in line with the Local Plan policies. The dev (10 or more homes, or an area of more that houses to reflect local need.	elopment would
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services		uld have ex g those arc				_	I of services and amenities in highly access m.	ible locations,
40.0		++	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	participa	ition and c	ommunit	ty interac	ction, wit	hout the	existing community of high deprivation, end development being of a scale that could put of community and place.	
14 Culture & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
cisuic	Site offe	rs resident	ts with g	ood acce	ess to cu	I Itural an	d leisure areas along Thornton Road.	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	locations	s where cu	rrently th	here are	none, bu	ut it coul	duce new potential victims or targets of crimed potentially enhance community cohesion at 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	Residen	ts would h	ave exce	ellent acc	cess to c	outdoor s	I I 1.7km north west of Bradford Royal Infirmation space, which can have positive health effect bW network.	

CA Objective	Baseline	Effect on S	SA Object	ive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
17	Site is 3	40m west	of Atlas (Commun	ity Prima	ary Scho	ol. The nearest secondary school, St Bede's	and St Joseph	
Education	Catholic	College is	1.4km fi	rom the s	site, putti	ing it out	side the target range.		
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
Employment		ld provide nities nearb					o a broad range of high quality and diverse en a skm.	employment	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
40 5	The con	nstruction and occupation of new homes could have a minor beneficial impact on the local economy,							
19 Economy	increasir	creasing the demand for local goods and services and enhancing the pool of potential employees for local sinesses. An improvement in the built environment could lead to an improved attractiveness to the area, which							
	business								
	could en	courage fu	ırther inv	vard inve	estment t	to help ta	ackle local deprivation.		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/087 - Thornton Road - Fairweather Green	0.23	PDL, hardstanding and vegetation	Brownfield	5 dwellings	Preferred Option: NW26/H

Summary of assessment for NW/087:

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 predicted for water resources and air quality SA Objectives, as predicted for nearly all sites. This small PDL site would be a good opportunity to deliver biodiversity net gain and improvements to the local townscape character. The site is well located to provide residents with good access to jobs, shops, cultural spaces, buses, and health facilities, with particularly good access to schools.

	Baseline	Effect on S	SA Object	tive					
SA Objective	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 brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal and sandstone MSAs with which it coincides. The ALC of the site is of urban grade.							
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
resilience	Site is w	rithin FZ1 a	and not a	t risk of	surface \	water flo	oding.		
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							n 100m of site. Development would result in ation to existing levels.	a minor net	
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
Biodiversity & geodiversity	value, do to the co The HR	evelopmer onnectivity	nt could be of the loading proces	oe an opposed and was selected and was selected and was selected and was identified and was selected and was	portunity wider ecc entified t	to enha ological i hat likel	y significant effects on the South Pennine M	as its contribution	
7 Landscape		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b	
& townscape		Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.							
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None	
heritage	Develop	ment at sit	e would	be unlike	ely to ha	ve a disc	cernible impact on any heritage assets or his	storic areas.	
9 Air quality		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	

	Baseline	Effect on S	SA Objec	tive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
	expected		in a mind	or increa			The construction and occupation of new heart in relation to existing levels due to pollution		
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
Fransport	Station,		ast. The	site is ve	ery acce		ices. The closest railway, Bradford Forster r pedestrians and cyclists although there is	•	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	on the ty meet the	pes and teem minimum	enures o criteria	f the hou of policie	sing is p s HO4 a	rovided and HO5	tion towards satisfying Bradford's housing in line with the Local Plan policies. The dev (10 or more homes, or an area of more the houses to reflect local need.	elopment would	
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
services						_	of services and amenities in highly access /ictoria Shopping Park.	ible locations	
13 Social		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
cohesion	participa	ation and co	ommunit	y interac	tion, witl	hout the	existing community of high deprivation, end development being of a scale that could pure from the country and place.		
14 Culture &			,						
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
eisure	Site offe	ers resident							
	and eate	ers resident eries. +/-	ts with go	ood acce	ess to cu	Itural and	DS3, DS4 d leisure areas along Thornton Road includ SP1, SP3, SP4, SP16, HO9, DS5, CO2	ing public houses	
eisure 15 Safe & secure	New res	ers resident eries. +/- sidential de s where cu	es with go P velopme rrently th	LT ent at the nere are	IR site wou	Itural and M uld introdut it could	DS3, DS4 d leisure areas along Thornton Road includ	ing public houses 15a e at vacant	
15 Safe & secure	New res	ers resident eries. +/- sidential de s where cu	es with go P velopme rrently th	LT ent at the nere are	IR site wou	Itural and M uld introdut it could	DS3, DS4 d leisure areas along Thornton Road includ SP1, SP3, SP4, SP16, H09, DS5, CO2 luce new potential victims or targets of crim d potentially enhance community cohesion	ing public houses 15a e at vacant	
15 Safe &	New res locations increase	+/- sidential des where cue natural su	P velopme rrently the urveillance P of the ne	LT ent at the nere are ce, and s	IR site woo none, bo o could IR P Surgery	M uld introdut it could help to could H y, Lower s would	DS3, DS4 d leisure areas along Thornton Road includ SP1, SP3, SP4, SP16, H09, DS5, C02 luce new potential victims or targets of crim d potentially enhance community cohesion ombat the local risk of crime. SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9,	ing public houses 15a ne at vacant and wellbeing, or 16a, 16b tely 1.3km south conich can have	

OA Obiantina	Baseline	Effect on S	SA Object	tive						
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
17 Education	Site is w	ithin 500m	of Cross	sley Hall	Primary	School	and within 1km of Dixons Allerton Academy			
18 Employment	Site wou	+ ıld provide	P resident	LT s with ex	IR ccellent a	H access to	SP6, SP14, SP16, EC1, EC2, EC3, EC4 o a broad range of high quality and diverse e	18a, 18b employment		
	opportur	nities nearb					S RUDP E6 employment zones.	T		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	increasir business	Instruction and occupation of new homes could have a minor beneficial impact on the local economy, easing the demand for local goods and services and enhancing the pool of potential employees for local inesses. An improvement in the built environment could lead to an improved attractiveness to the area, which lid encourage further inward investment to help tackle local deprivation.								

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/088 - Spring Bank Place	0.16	PDL with vacant hard standing and trees	Brownfield	6 dwellings	Preferred Option: NW27/H

Summary of assessment for NW/088:

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. New development could potentially make achieving air quality improvement targets within the CAZ more difficult. 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 nearly all of the 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 local services and amenities and employment areas.

Although the site is PDL, it contains trees which are TPO woodland and so minor adverse effects have been predicted for a range of natural environment themed SA Objectives. The site is 60m north-east of Heaton Estates Conservation Area and in close proximity to two Grade II listed buildings, the settings of which could be negatively altered by the development.

04.01: 1:	Baseline	Effect on S	SA Object	tive						
SA Objective	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			L. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. Site would be an efficient use of ct to 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 a small part of the site is at low risk of surface water flooding.					k of surface water flooding.				
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							100m of a surface waterbody. Developme consumption.	nt at the site		
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
6 Biodiversity & geodiversity	The site is PDL but contains several trees, and so it could be of some biodiversity value in its current condition. New development could risk adversely affecting these trees, such as through direct loss or indirect impacts on root zones. The trees are TPO woodland. However, most of the site is vacant PDL, at which new development could be an opportunity to enhance biodiversity value such as through the incorporation of GI elements. 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		

	Baseline	Effect on S	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
7 _andscape & cownscape	National for new condition developed visual ar	Parks or Adevelopment of the site ment of a homenity value	AONBs. ent at this e there on high qua hie and, b	The site s location could pot lity designated on the site of the s	is partia n to alter entially b n. Howe the risk	Ily PDL verthe local occupance opportunity the that these that these that the second or the second occurs on the second or the s	scernible effect on any landscape designation with car parking. There is therefore somewhall townscape and landscape character. Deptunities for enhancing the local character that site currently contains several trees that are see could be lost as a result of new development of the court at this stage.	at limited scope ending on the rough new e likely of high
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
3 Cultural neritage	and 'Swathese se	an Hill and nsitive her	Barn Aditage as	djoining a sets. He	at North aton Est	End'. De ates Cor	Listed Buildings including 'The Black Swan evelopment at this site could potentially alternservation Area is 60m south-west of the sit historic area.	the setting of
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality		ment targe					lopment at this location could make achievi pollution associated with the construction a	
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Frinzingl		y Statio	n. Site h	-	-	t services. The nearest railway station is 21 or pedestrians, but somewhat limited for cy	
11 Housing		+	Р	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
rriodollig			-				Is satisfying Bradford's housing needs, deposite the Local Plan policies.	ending on the
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services	The site	is within 2	00m of t	he A650	, which h	nas a rar	nge of key services and amenities	
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the dev	elopmer	nt being o	of a scale	community, encouraging participation and control that may put pressure on local services are	-
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		nts and pla		_			I ange of culture and leisure opportunities ind Ilong Keighley Road, and outdoor leisure sp	

	Baseline	Effect on S	SA Object	tive					
SA Objective	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	location out. How	where thei vever, new	re are cu develop	irrently noment co	o reside ould pote	ntial recentially en	Id introduce new potential targets and victing eptors, and so an increase in crime at the signance community cohesion and wellbeing, a local risk of crime.	te cannot be ruled	
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	north-ea	st of a gen ts would ha exercise o	eral hos ave suffi	pital, Bra	adford Rocess to g	oyal Infir reen spa	ical centre, Frizinghall Medical Centre. The mary. ace, with Lister Park in the immediate vicinit both physical and mental health for the res	y, providing	
17 Education		++ rest primai Dasis Acad	•		•	-	SP6, SP14, SP16, EC3, DS5, CO2 hool, is 250m north of the site. The nearest	17a, 17b secondary	
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
Employment	opportur	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Canal Road Employment Zone which is 550m south-east of the site and the regional city centre 2.5km to the south.							
19 Economy	as by ind	creasing th sinesses. <i>A</i>	e demar An impro	nd for loo vement i	cal goods in the bu	s and sei ilt enviro	SP6, SP14, SP16, EC1, EC2, EC3, EC4 d have a minor beneficial impact on the locarices and enhancing the pool of potential enment 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
NW/099 - Patent Street, Manningham	1.35	PDL, open field and parking lot	50% Mix	75 dwellings	Preferred Option: NW28/H

Summary of assessment for NW/099:

No significant adverse effects predicted for the site. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on open space and greenfield. The site is well located to provide residents with good access to shops, jobs, buses and cultural spaces, with particularly good access to schools and health facilities.

	Baseline	Effect on S	SA Object	ive					
SA Objective	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	3b, 3e	
Buildings							d development and grassland with urban ected to be >0.4ha) loss of greenfield due	-	
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
resilience							surface water flooding. However, developr urrent levels.	nent could lead to	
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							100m of site. Development would result in to existing levels.	a minor net	
		+/-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
6 Biodiversity & geodiversity	connection biodivers The site Bingley	vity due to sity value of falls within South Bog dely risks sl	the probof the site a SSSI is appro-	pable losse through Impact F eximately	s of gras develop Risk Zond 4.6km n	sland, ho oment of e. Trench orth wes	e site's biodiversity value and would reduce between there is also the opportunity to increthe car park area. Meadows is approximately 3.9km north with the site, both of which are SSSIs. Furthel and consultation with Natural England under the site.	ease the vest of the site and her consideration	
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b	
Landscape & townscape	Site would not affect an AONB or National Park. The loss of some greenfield and open space could adversely alter the local character. Given the residential development would be surrounded by existing built form, the alteration to character would be minor.								
8 Cultural heritage	Site is a		P North Pa	LT ark Road	IR Conserv	M ration Are	SP2, SP10, EN3, EN4, EN5, EN6, DS3 ea. Approximately half of the site is open s	8a, 8b pace greenfield.	

SA Objective Baselin		Effect on S	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
9 Air quality		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
. ,							is expected to be a minor reduction in air of construction and occupation of new home	
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Fransport	Frizingh		Station	The site			It services. The nearest railway station is 1 s for pedestrians, but somewhat limited for	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
1 Housing	on the ty meet the	pes and teem minimum	enures o criteria	f the hous of policies	sing is pr s HO4 ar	ovided in nd HO5 (ion towards satisfying Bradford's housing in line with the Local Plan policies. The devictor of more homes, or an area of more that houses to reflect local need.	elopment would
2 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
ervices								
-	Site wou the site.	ıld have ex	cellent a	access to	a divers	e range	 of services and amenities along Lilycroft R	oad adjacent to
		ıld have ex	cellent a	LT	a divers	e range	of services and amenities along Lilycroft R SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	oad adjacent to
3 Social cohesion	Develop participa	++ ment woul	P d situate ommunit	LT e new resi	IR idents wi	H thin an e		13a couraging
3 Social cohesion	Develop participa	++ ment woul	P d situate ommunit	LT e new resi	IR idents wi	H thin an e	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 existing community of high deprivation, endevelopment being of a scale that could put	13a couraging
3 Social cohesion	Develop participa services	++ ment woul ation and co	P d situate ommunit ies or co	LT new res y interact uld alter	IR idents wi tion, with the local IR	H thin an e out the c sense o	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 existing community of high deprivation, encodevelopment being of a scale that could put f community and place. SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	13a couraging t pressure on loca
3 Social cohesion 4 Culture & eisure	Develop participa services	++ ment woul ation and co	P d situate ommunit ies or co	LT new res y interact uld alter	IR idents wi tion, with the local IR	H thin an e out the c sense o	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 existing community of high deprivation, encodevelopment being of a scale that could put f community and place. SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a couraging t pressure on loca
3 Social cohesion 4 Culture &	Develop participa services Site has houses a locations	++ ment woul ation and co and facilit + good acce and parks. +/- idential de s where cu	P d situate ommunit ies or co P ess to cu P velopme rrently th	LT enew resign interact and altered and ltree and ltree are researched at the ltree are researched at the ltree are researched are researched.	IR idents without local IR Ieisure of IR site would none, but	thin an e out the c sense o H ppportun M Id introdu	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 existing community of high deprivation, endevelopment being of a scale that could put f community and place. SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 ities in Manningham, including local places	13a couraging t pressure on local 14a s of worship, publ 15a e at vacant

	Baseline	Effect on S	SA Object	ive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	south ea opportur and mer	st. The sit	e would putdoor extended to the second to the second to the reserved to the reserved to the second t	orovide re ercise ar esidents c	esidents nd comm of these o	with exc nunity end developn	st being Westbourne Green Community He ellent access to a diverse range of semi-na gagement opportunities, which could impronents. The site is within the target distance	tural habitats with ve both physical
17 Education	Site is 3		P of Lilycro	LT oft Prima	IR ry Schoo	L I and 80	SP6, SP14, SP16, EC3, DS5, CO2 Om south of St Bede's and St Joseph's Cat	17a, 17b holic College
18 Employment		+ uld provide nities nearb					SP6, SP14, SP16, EC1, EC2, EC3, EC4 a broad range of high quality and diverse ehin 5km.	18a, 18b employment
19 Economy	increasir business	ng the dem ses. An imp	and for I proveme	ocal goo	ds and sebuilt envi	ervices a ironment	SP6, SP14, SP16, EC1, EC2, EC3, EC4 We a minor beneficial impact on the local ecand enhancing the pool of potential employer could lead to an improved attractiveness to ckle local deprivation.	ees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/104 - Chapel Lane, Allerton	0.3	Area of hardstanding with existing building and an area of vegetation	Brownfield	5 dwellings	Preferred Option: NW29/H

Summary of assessment of NW/104:

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 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.

The site is partially vegetated and contains various GI elements, and as such minor adverse effects have been predicted for a range of natural environment themed SA Objectives. The existing building on the site appears in good condition and helps to define the local townscape character, and there is a Grade II Listed Building just south east of the site.

SA Objective	Baseline	Effect on	SA Objec	tive					
	trend Score of effect		Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &		+/-	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3f	
Buildings					_		ncides with a sandstone MSA. Site would l n the MSA.	be an efficient use	
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e	
resilience		FZ1 and eable surfa					ng. However, development could lead to a	n increase in	
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							100m of a surface waterbody. Development consumption.	nt at the site	
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
Biodiversity							ntains various GI elements. It is likely to be		
&		ersity value in its current condition. New development here could reduce biodiversity value at the site and							
geodiversity	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	

	Baseline	Effect on S	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
7 Landscape & townscape	National helps to visual ar develop	Parks or A define the menity valu	AONBs. local too le and, balter the	The site is wnscape of ased on the local characters.	s PDL wi character the risk th racter in	th an ex r. The sit nat these relation	cernible effect on any landscape designation isting building that appears to be in good of the currently contains several trees that are ele could be lost as a result of new development to the existing site use, a minor adverse electric content of the existing site use.	ondition that likely of high nent, and that nev
3 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
neritage	Develop area.	ment at the	e site wo	ould be un	likely to	have a c	discernible effect on any sensitive heritage	asset or historic
O Ain		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes v		xpected	to result i	n a mino	r increas	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	at Frizing		ay Stati	on. Site h			t services. The nearest railway station is 3 for pedestrians, but somewhat limited for c	
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
			-				s satisfying Bradford's housing needs, depoint the Local Plan policies.	ending on the
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services	The site	is within 4	00m of l	key servic	es and a	menities	on Allerton Road.	
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the dev	elopment	being of	a scale	nmmunity, encouraging participation and co 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				-			nge of culture and leisure opportunities inc l, and outdoor leisure spaces such as Lady	

	Baseline	Effect on	SA Object	tive						
SA Objective	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	location out. How	where the ever, new	re are cu develop	urrently no oment cou	resident Id potent	tial recep tially enh	d introduce new potential targets and victino otors, and so an increase in crime at the sit ance community cohesion and wellbeing, local risk of crime.	e cannot be ruled		
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	south-we	est of a ge ts would h	neral ho ave exce	spital, Bra ellent acce	dford Ro	oyal Infirr een spac	ral centre, Lower Grange Medical Centre. and centre, Lower Grange Medical Centre. and centre, being within Ladyhill Park, providing out mental health for the residents of the developmental health for the development	tdoor exercise		
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
Education		•	-				mary School, is 500m west of the site. The east of the site.	nearest		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	opportur	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Thornton Road Employment Zone which is 1.25km south-east of the site and the regional city centre slightly further afield to the south-east.								
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	as by ind	creasing th sinesses. <i>I</i>	e demai An impro	nd for loca vement in	l goods the built	and serv t environ	have a minor beneficial impact on the local ices and enhancing the pool of potential e ment could lead to an improved attractiver elp tackle local deprivation.	mployees for		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/123 - Former Manningham Middle and Belle Vue Primary	0.87	PDL, former primary school	Brownfield	59 dwellings	Preferred Option: NW31/H

Summary of assessment for NW/123:

Significant adverse effect predicted for the air quality SA Objective as a result of the site being within the CAZ. No other significant adverse effects predicted. Development of this site would be a good opportunity to deliver biodiversity net gains, improvements to the local character as well as enhancements to the setting of the Apsley Crescent Conservation Area. It is expected that new development at the site would deliver new investment to better preserve the two Grade II Listed Buildings within the site, which currently appear to have fallen into disrepair. The site is well located to provide residents with good access to shops, jobs, buses, and cultural spaces, with particularly good access to health facilities and schools.

SA Objective	Baseline	Effect on	SA Objec	tive						
	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	3b, 3c		
3 Land & Buildings	MSA wit		coincide	s. The A			se of land, depending on the potential impa of urban grade. There may be an opportunit			
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
resilience	Site is w	ithin FZ1.	There is	a very s	mall are	a of low	surface water flood risk within the site.			
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							n 100m of site. Development would result in ation to existing levels.	a minor net		
6 Biodiversity & geodiversity		+/-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
					-		I relopment could be an opportunity to enhar unectivity of the local and wider ecological n			
	between	The site falls within a SSSI Impact Risk Zone. The nearest SSSIs (Trench Meadows and Bingley South Bog) are between 5-6km north west of the site. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.								
7 _andscape		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b		
& cownscape							e development would be an opportunity to in eping with the existing built form of the loca	•		

SA Objective	Baseline	Effect on	SA Objec	tive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Cultural neritage		+/-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
	The build investment Site is we school a	dings appo ent that co ithin Apsle	ear to ha uld enha ey Cresc pment m	ve fallen ince the ent Cons iay be ar	into disr conditior servation n opportu	epair, the base of the base Area. A unity to e	development could result in the conversion e residential development at this site would building and better preserve it for future ger Ithough the site is currently occupied by a fundance the local character of the Conserva	l bring new erations. ormer primary	
A. 14			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
Air quality	air pollu	ion at the	site in re	lation to	existing	levels, d	it difficult to achieve clean air targets due to the construction and occupation of no lution. Site is also 300m south of an AQMA	ew homes and the	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
0 Transport		The site is		-	-		ices and is 950m north of Bradford Forster and cyclists although there is a lack of design		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	on the ty meet the	pes and to minimum	enures o criteria	f the hou of policie	ising is p es HO4 a	rovided and HO5	tion towards satisfying Bradford's housing in line with the Local Plan policies. The development of the towards to reflect local need.	elopment would	
2 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
	Site wou		cellent a	access to	a divers	se range	of services and amenities in highly access	ible lesstions	
services					near Bla	ck Abbey	y and Forster square retail park.	ible locations,	
services	including	those ard	ound 600 P)m west	IR	Н	y and Forster square retail park. SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
3 Social	Develop without to without to	those ard ++ ment wouldisrupting	P d provid cohesive	LT e high-queness of eing of a	IR uality hore existing of scale the	H mes with	y and Forster square retail park.	13a deprivation (IMD ity interaction,	
3 Social cohesion 4 Culture &	Develop without to without to	++ ment wouldisrupting he develo	P d provid cohesive	LT e high-queness of eing of a	IR uality hore existing of scale the	H mes with	y and Forster square retail park. SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 in an existing community in an area of high ity, encouraging participation and community.	13a deprivation (IMD ity interaction,	
13 Social cohesion 14 Culture & eisure	Develop without of without the local ser	those are ++ ment wouldisrupting the develouse of com	d provid cohesive pment be munity a	LT e high-queness of eing of a and place	IR uality horexisting scale the. IR	H mes with commun at may p	y and Forster square retail park. SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 in an existing community in an area of high ity, encouraging participation and community pressure on local services and facilities SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	13a I deprivation (IMD ity interaction, or could alter the	

	Baseline	Effect on S	SA Object	ive						
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
15 Safe & secure	locations	where cu	rrently th	nere are	none, bu	it it could	luce new potential victims or targets of crime d potentially enhance community cohesion a ombat 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	provide i		nts with	good ac			in 2.5km of Bradford Royal Infirmary Hospit k and Lister Park providing outdoor exercise			
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
Education		50m east or ry school.	of Green	Lane Pr	imary Sc	hool and	l d within 1km of St Bede's and St Joseph Ca	tholic College, a		
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
Employment		•	d provide residents with excellent access to a broad range of high quality and diverse employment ties nearby in Bradford city centre.							
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	increasir business	ng the dem ses. An im	and for loror	local goo	ods and s built env	services ⁄ironmer	ave a minor beneficial impact on the local ed and enhancing the pool of potential employent at could lead to an improved attractiveness that ackle local deprivation.	ees for local		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/125 - Allerton Mills	1.18	Factory buildings (incl. Melrose Textiles) and yard	Brownfield	186 dwellings	Preferred Option: NW32/H

Summary of assessment for NW/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.

Minor adverse effects predicted for air quality and water resources SA Objectives, as predicted for most sites. Hardstanding within the site, outside the existing building, is at a medium risk of surface water flooding. Development at this site would be a good opportunity to deliver biodiversity net gain, improvements to the local character, and enhancements to the setting of nearby heritage assets. It is unknown at this stage how the Grade II Listed Building onsite would be incorporated into future development proposals. This Listed Building appears to have fallen into a state of disrepair, and so new development could attract new investment to the site that helps better preserve this heritage asset. The site is well located to provide residents with good access to jobs, shops, cultural spaces, buses, and health facilities, with particularly good access to schools.

OA Objective	Baseline	Effect on S	SA Object	tive								
SA Objective	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	3b, 3c				
3 Land & Buildings	MSA wit		coincides	s. The A			se of land, depending on the potential impac of urban grade. There may be an opportunity					
4 Climate change		-	Р	LT	IR	Н	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e				
resilience	Site is w	Site is within FZ1. Approximately 20% of the site is at low risk and 10% at medium risk of surface water flooding.										
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							n 100m of site. Development would result in ation to existing levels.	a minor net				
6 Biodiversity & geodiversity			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
	value of The site Meadow likely risl The HRA	as a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network. The site falls within a SSSI Impact Risk Zone. The South Pennine Moors SSSI is within 6km of the site. Trench deadows and Bingley South Bog (both SSSIs) are between 4.2-4.5km from the site. Further consideration of the kely 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				

	Baseline	Effect on	SA Object	tive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
7 Landscape & townscape		uld not affe of the site o					e development would provide an opportunity ape.	to improve the	
		+	Р	LT	IR	L	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	262-264 windows	(Allerton \	Warehou dential d	ise)). Th evelopm	e Listed ent at th	Building is site we	a of Grade II Listed Building (Two 4 Story E appears to have fallen into disrepair (e.g. bould bring new investment that could enhantions.	oarded up	
9 Air quality		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
7 m quanty							e is expected to be a minor reduction in air que construction and occupation of new home	-	
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
Transport	Railway		he site is	very ac	-		ces. Site is 4.5km north west of Bradford Foestrians and cyclists although there is a lack	•	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	on the ty meet the	pes and to minimum	enures o criteria	f the hou of policie	ising is p es HO4 a	orovided and HO5	ition towards satisfying Bradford's housing r in line with the Local Plan policies. The dev (10 or more homes, or an area of more tha houses to reflect local need.	elopment would	
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
services	Site wou		cellent a	access to	a divers	se range	of services and amenities along Allerton R	oad which it is	
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion	Development would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could 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	northwe	st of Ladyh	nill Park,	and 300	m south	of the o	to culture and leisure spaces and activities pen space associated with the Chellow Dea llerton area.		

	Baseline	Effect on S	SA Object	tive				
SA Objective	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	s where cu	rrently th	nere are	none, bu	it it could	luce new potential victims or targets of crime d potentially enhance community cohesion a ombat 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	would pr		residen	ts with g	ood acce		tice and is proximately 1.5km Bradford Roy eel Park and Lister Park providing outdoor e	•
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education					-	-	ol Allerton Primary School and approximatel ary and secondary education.	y 700m northwest
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities being 1.5km northwest of Thornton Road Employment Zone and approximately 4km from Br. City Centre.							
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	increasir business	ng the dem ses. An imp	nand for proveme	local goo	ods and s built env	services ⁄ironmer	Ave a minor beneficial impact on the local ed and enhancing the pool of potential employ at could lead to an improved attractiveness t ackle local deprivation.	ees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/126 - Site of Anvil Court, Church Street, Manningham	0.51	Cleared derelict site that was formerly occupied by flats	Brownfield	35 dwellings	Preferred Option: NW33/H

Summary of assessment for NW/126:

No significant adverse effects predicted for the site. Minor adverse effects predicted for air quality and water resources SA Objectives, as predicted for most sites. Development at the site would be a good opportunity to deliver biodiversity net gains, improvements to the local character and enhancements to the setting of nearby heritage assets. The site is well located to provide residents with good access to shops, jobs, buses, and cultural spaces, with particularly good access to schools and health facilities.

04.01: 11	Baseline	Effect on	SA Object	ive						
SA Objective	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	3b, 3c		
3 Land & Buildings	and san		As with	which it	coincides		se of land, depending on the potential impac LC of the site is of urban grade. There may			
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
resilience		ithin FZ1. e avoided t					low risk of surface water flooding. It is expendent.	ected that this		
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							1 100m of site. Development would result in tion to existing levels.	a minor net		
6		+	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
Biodiversity & geodiversity	value, de		t could b	e an op	portunity	to enha	ersity designation. As a brownfield plot of lir nce the biodiversity value of the site as well network.	•		
7 Landscape		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b		
& townscape		Site would not affect an AONB or National Park. Development would provide an opportunity to improve the mpact of this vacant and derelict site on the local character and townscape.								
		+	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		

	Baseline	Effect on	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
8 Cultural heritage				-			20m north-west of the site. The St Paul's C vacant PDL plot would be an opportunity to	
9 Air quality		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
. ,							is expected to be a minor reduction in air of econstruction and occupation of new home	•
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport	Railway		he site is	s very ac			ices and 1.8km north west of Bradford Forsestrians and cyclists although there is a lack	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	on the ty meet the	pes and te minimum	enures o criteria	f the hou of policie	sing is p s HO4 a	orovided and HO5	tion towards satisfying Bradford's housing r in line with the Local Plan policies. The dev (10 or more homes, or an area of more tha houses to reflect local need.	elopment would
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services		lld have ex g those arc				_	of services and amenities in highly accessinam.	ble locations,
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	participa services	tion and control and facilite and facilite other transfer and the street and the	ommunities or co	ty interac ould alter	ction, wit	hout the	existing community of high deprivation, end development being of a scale that could pure from community and place. Site is within 100m here as a result exposure to air pollution an	t pressure on local of A6177, which
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		rs resident I Black Abl	•			iltural and	d leisure areas, including those in Manningh	nam to the north
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	locations	s where cu	irrently th	nere are	none, b	ut it could	luce new potential victims or targets of crim d potentially enhance community cohesion a ombat the local risk of crime.	

	Baseline	Effect on	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	Hospital		d provid	e new re	sidents v	with goo	y Health Centre and within 1.5km of Bradfo d access to Peel Park and Lister Park provi	•
17 Education	Site is 6 College.		P of Atlas	commun	IR nity Prim	L ary Scho	SP6, SP14, SP16, EC3, DS5, CO2 pool and within 2km of St Bede's and St Jose	17a, 17b eph Catholic
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment		-					o a broad range of high quality and diverse less Development Zones and Employment	
19 Economy	increasir business	ng the dem ses. An im	nand for proveme	local goo ent in the	ods and s built env	services vironmer	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ave a minor beneficial impact on the local e and enhancing the pool of potential employ at could lead to an improved attractiveness ackle local deprivation.	ees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/128 - Emmfield Drive	0.23	Appears to be residential gardens.	Greenfield	8 dwellings (based on 35dph)	Discounted

Summary of assessment for NW/128:

The site could deliver major positive effects for residents on 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 services and 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 new development on a 100% greenfield site with a high percentage of tree cover and with TPO trees adjacent. The northern and eastern perimeters of the site are adjacent to Heaton Estates Conservation Area and the site is in very close proximity to a Grade II Listed Building, the settings of which could potentially be impacted upon by a new development.

SA Objective	Baseline	Effect on	SA Object	tive							
on objective	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 gr	ite is greenfield. ALC Grade at the site is 'Urban'. 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 i					ding. However, development could lead to	an increase in			
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							100m of a surface waterbody. Developme consumption.	ent at the site			
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity	its currer	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. TPO trees adjoin the site's northern perimeter, which could potentially 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 that cont adversel form, wh	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 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.									

	Baseline	Effect on S	SA Object	tive							
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
3 Cultural neritage	north of which ap	the site is	the Grad	de II Liste igh perce	ed Buildi entage of	ng 'Chur f tree co	I adjacent to the Heaton Estates Conservati ch of St Barnabas'. New development at th ver, could potentially lead to minor adverse	nis greenfield site,			
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	homes v		xpected	to result	in a min	or increa	n an AQMA or CAZ. The construction and ase in air pollution in relation to existing lev	•			
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	at Frinzii topograp	nghall Rail	way Sta on a sli	tion. Site	appears	s to be a	nt services. The nearest railway station is ccessible via walking and cycling, although esignated cycle paths in the local area, cou	the local			
11 Housing		+	Р	LT	IR	M	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 is provided in line with the Local Plan policies.										
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
services	The nea	rest area o	l of key se	rvices ar	l nd amen	l ities app	l ears to be located 150m south of the site of	on Emm Lane.			
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	interaction		the dev	elopmer	nt being o	of a scal	ommunity, 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			
eisure				•			ange of culture and leisure opportunities in and around Heaton and along Keighley R	• .			
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a			
15 Safe & secure	location new dev	where the	re are cu	urrently nate	one, and enhance	d so an i e commu	I uld introduce new potential targets and victi ncrease in crime at the site cannot be ruled nity cohesion and wellbeing, or increase na	d out. However,			

	Baseline	Effect on	SA Object	tive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
		++	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 750m of both Frizinghall Medical Centre and Leylands Medical Centre, the nearest GP surgeries. The site is 1.4km north of a general hospital, Bradford Royal Infirmary. Residents would have good access to green space, with Lister Park in the immediate vicinity, providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.								
17 Education		-	-		-		SP6, SP14, SP16, EC3, DS5, CO2 field School, is 115m north of the site. The is 300m south-west of the site.	17a, 17b nearest secondary	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	opportur	•	adford, ii	ncluding	the Cana	al Road	o a broad range of high quality and diverse Employment Zone which is 1.23km east of -east.	• •	
19 Economy	as by inc						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
NW/129 - Lister Mill and Surrounds / Velvet Mill	1.9	PDL including existing buildings	Brownfield	50 dwellings	Preferred Option: NW34/H

Summary of assessment for NW/129:

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.

The site comprises part of the Grade II* Listed Building 'Manningham Mills'. Sensitive redevelopment is required. Although development could give rise to negative impacts, redevelopment would also provide an opportunity to preserve some or all of the aspects of this heritage asset and also improve the setting of the mill.

Minor positive effects were predicted nearly all 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 services and amenities, and employment areas.

As a PDL site containing buildings that appear to have fallen into disrepair, there are opportunities here for achieving biodiversity net gain and improving the local townscape character. The site falls within the North Park Road Conservation Area and the site comprises a Grade II* Listed Building, so a new development here could enhance the setting of these heritage assets, depending on how it is designed and implemented.

SA Objective	Baseline	Effect on	SA Object	tive						
	trend	Score of effect	Permanenc e	Duration	Reversibilit y	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f		
3 Land & Buildings	construc	Site is PDL. Site contains existing buildings which may present opportunities for reusing structures or construction materials. ALC Grade at the site is 'Urban'. Site coincides with a sandstone MSA. Site would constitute an efficient use of the land resource, subject to the potential effects on the MSA.								
4 Climate		+	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	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
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 & geodiversity		+/-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		

SA Objective	Baseline	Effect on	SA Object	ive									
SA Objective	trend	Score of effect	Permanenc e	Duration	Reversibilit y	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	New development of the like	Site is PDL containing buildings. It is considered likely that it is of limited biodiversity value in its current condition. New development here would provide a good opportunity to deliver biodiversity net gain at the site such as through the introduction of GI elements. The site falls within a SSSI Impact Risk Zone. Trench Meadows is approximately 4km north west of the site and Bingley South Bog is approximately 4.7km north west of the site, both of which are SSSIs. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.											
7 Landscape & townscape	of disrep this loca elements	pair. It is co tion has a s of high vi by various	nsidered more po isual am	d to be lil sitive inf enity val	kely that luence o ue or by	new dev n the loc ensuring	SP2, EN1, EN3, EN5, EN6, DS2, DS3 appear to be potentially derelict and to have relopment at the site would be an opportunitial townscape character, such as by incorporation that the new development is of a high qual ewhat dependent on the design and implementation.	y to ensure that rating GI ity design (as					
8 Cultural heritage	Although preserve The site state of	n developn e some or a falls withir disrepair. I	nent cou all of the n the Nor t is cons	ld give ri aspects th Park lidered to	se to negon of this had Contact the second contact	gative im eritage a inservation y that ne	SP2, SP10, EN3, EN4, EN5, EN6, DS3 ing 'Manningham Mills'. Sensitive redevelop spacts, redevelopment would also provide as asset and also improve the setting of the mil on Area. The site appears to be disused and w development here would bring new invest arby heritage assets and the local character	n opportunity to I. It to be entering a tment and high-					
9 Air quality	homes v		xpected	to result	in a min	or increa	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09 n an AQMA or CAZ. The construction and ouse in air pollution in relation to existing level						
10 Transport	Frinzingl		y Statio	n. Site ha			SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Int services. The nearest railway station is 1. or pedestrians, but somewhat limited for cycles.						
11 Housing	types an minimun	+ P LT IR H SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 The site could 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 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.											
		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					

SA Objective	Baseline	Effect on	SA Object	tive								
SA Objective	trend	Score of effect	Permanenc e	Duration	Reversibilit y	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
12 Accessible services	Key serv	vices and a	amenities	s are loc	ated with	nin 600m	of the site along Oak Lane in both direction	is.				
		++	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	without o	disrupting	cohesive pment be	eness of eing of a	existing scale th	commun	in an existing community in an area of high ity, encouraging participation and communitut pressure on local services and facilities of	ty interaction,				
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	restaura		aces of v	_			ange of culture and leisure opportunities inco					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location out. How	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	Residents would be within 400m of the nearest medical centre, The Lister Surgery. The site is 1.2km east of a general hospital, Bradford Royal Infirmary.											
		exercise o			_		ace, with Lister Park in the immediate vicinit both physical and mental health for the res					
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education		rest prima s 1.1km no	-	-		ry Schoo	I, is 250m south of the site. Oasis Academy	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 Bradford, including the Canal Road Employment Zone which is 1km south of the site and the regional city centre 2.5km south-east.											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	as by inc	creasing th sinesses. <i>I</i>	ne demai An impro	nd for loo vement	cal goods in the bu	s and se ilt enviro	I Id have a minor beneficial impact on the local 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
NW/130 - 29 Springfield Place	0.07	PDL including existing building and car parking	Brownfield	5 dwellings	Preferred Option: NW35/H

Summary of assessment for NW/130:

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult.

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 local services and amenities and employment areas.

As a PDL site containing buildings, new development here would provide an opportunity to achieve biodiversity net gains and improve the local townscape character, depending on the design and implementation of the development.

The only other adverse effect predicted for the site is minor and related to an increase in water consumption, which has been predicted at nearly all sites.

04.01: 1:	Baseline	Effect on	SA Object	ive									
SA Objective	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 – 3f					
3 Land & Buildings	construc	tion mater	ials. ALC	Grade a	at the site	is 'Urba	ay present opportunities for reusing structu an'. Site coincides with sandstone and coa , subject to the potential effects on the MS	l MSAs. Site					
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e					
resilience		Site is in FZ1 and is at 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	М	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 – 6f					
Biodiversity			•	•			y that it is of limited biodiversity value in its						
& geodiversity		e a good o			•		any discernible effects on a biodiversity de et gains at the site such as through the intr	•					
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a					

24 21: 4:	Baseline	Effect on	SA Object	ive							
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
7 _andscape } ownscape	limited s develope local tow the new	cope for note the common contract the common contract the common	ew devel e site wo naracter, ent is of a	opment uld be ar such as a high qu	to advers n opportu by incorp uality des	ely alter nity to er porating (ign (as re	ppear to be in commercial use. There may the local character. It is considered to be asure that this location has a more positive GI elements of high visual amenity value contents by various Local Plan policies). The lopment.	likely that new e influence on the or by ensuring that			
3 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
neritage	Develop	ment at th	e site wo	uld be u	nlikely to	have a c	discernible effect on any heritage asset or	historic area.			
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
Air quality		ment targe					opment at this location could make achiev pollution associated with the construction				
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
0 Transport	Bradford		quare Ra	ailway St	ation. Sit	-	t services. The nearest railway station is tood access for pedestrians, but somewhat				
1 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
Ü	Site could 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.										
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
services		is within 6 d along Ma			•	ervices a	and facilities, such as those in Forster Squ	are Shopping			
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	without of without to local ser	disrupting of the developers of com	cohesive pment be munity a	ness of e eing of a nd place	existing c scale that . Howeve	ommunit It may pu er, site is	n an existing community in an area of high ty, encouraging participation and community pressure on local services and facilities within 60m of a railway line which would bise and visual disturbances.	ity interaction, or could alter the			
4 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
eisure							would have excellent access to a diverse to ces of worship and outdoor leisure facilitie				
		+/-	Р	LT	IR	l M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			

	Baseline	Effect on S	SA Object	ive							
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
15 Safe & secure	location out. How	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		ts would b a general					cal centre, Clarendon Medical Centre. The	site is 2.1km			
	Residents would have sufficient access to green space, the nearest being Peel Park 1km north outdoor exercise opportunities, which could improve both physical and mental health for the residevelopment.										
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education		rest prima am Colleg	-			-	500m west of the site. The nearest seconda	ary school,			
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	The site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Canal Road Employment Zone which is 350m east of the site. It is uncertain the extent to which residential development would reduce employment opportunities at this location.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as 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 to help tackle local deprivation.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/131 - Heaton Mount	4.84	Site is a mix of PDL and greenfield, containing areas of existing buildings, car parking, roads/pavements, woodland and open space.	Mix	195 dwellings	Preferred Option: NW36/H

Summary of assessment for NW/131:

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here 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.

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 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 local services and amenities 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 majority greenfield site containing TPO woodland, some of it deciduous woodland priority habitat. The site is entirely within the Heaton Estate Conservation Area and there are three Grade II Listed Buildings within the site, and it is possible that development here could adversely alter the setting of these assets and the local character of the Conservation Area.

CA Objective	Baseline	Effect on	SA Object	ive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		1	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings			_		_	_	is within the site may present opportunities for site is 'Urban'. Site coincides with a sand	-
4 Climate		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
change				-			t a low and medium risk of surface water flo	-
resilience							that it would be avoided through a careful la an increase in impermeable surfaces, compa	•
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources	Site does not coincide with a GSPZ. The site is approximately 70m north of a large waterbody in Lister Park. Development at the site would be likely to result in a minor increase in water consumption.							
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f

0.00	Baseline	Effect on	SA Object	tive							
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
6 Biodiversity & geodiversity	Site is partially greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. All woodland within the site is TPO, and some of it is recognised as being deciduous woodland priority habitat. New development here could adversely affect the woodland, such as through direct loss of trees or impacts on root zones. The site falls within a SSSI Impact Risk Zone. Trench Meadows is approximately 3.2km north west of the site and Bingley South Bog is approximately 4.2km to the north west of the site, both of which are SSSIs. 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.										
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. Site includes areas of existing built form, and so the scope for new development here to alter the local townscape character may be somewhat limited. However, the site is large and has several areas of open space, trees, and woodland (which is TPO protected), which appear to be of high visual amenity value. New development here could potentially adversely alter the local townscape and landscape character. The existing built form which surrounds the site would help to limit the potential magnitude of effects.										
8 Cultural heritage	including and 'Hea would be includes	g 'Stable-Caton Moun e incorpora areas of g	coach Ho t Manag ated into green op	ouse to Nement T develop en space	North-We raining C ment he with a l	est of He Centre, U re. It is c high perc	SP2, SP10, EN3, EN4, EN5, EN6, DS3 There are three Grade II Listed Buildings will aton Mount', 'Former Yorkshire United Independence of Bradford'. It is unclear how the sonsidered to be possible that development accentage of tree cover, could adversely altertion of the Conservation Area.	pendent College', e heritage assets at this site, which			
9 Air quality		ment targe					SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 Ilopment at this location could make achieving pollution associated with the construction as				
10 Transport	Frizingh		Station	-	-	-	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 nt services. The nearest railway station is 7 r pedestrians, but somewhat limited for cycl				
11 Housing	types an	d tenures n criteria o	of the ho	ousing is s HO4 ar	provide nd HO5 (d in line (10 or mo	SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 wards satisfying Bradford's housing needs, with the Local Plan policies. The development ore homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the			

	Baseline	Effect on	SA Objec	tive										
SA Objective	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 site	The site is adjacent to the A650, which has a range of key services and amenities												
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a						
13 Social cohesion	interaction could alt likely to	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. However, the site is adjacent to the A650, which would be likely 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	restaura	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants and places of worship, including those along Keighley Road, and outdoor leisure spaces such as Lister Park.												
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a						
15 Safe & secure	location out. How	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	Residents would be within 400m of the nearest medical centre, Frizinghall Medical Centre. The site is 1.8km north-east of a general hospital, Bradford Royal Infirmary.													
	Residents would have good access to green space, being adjacent to Lister Park, providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.													
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b						
Education		rest prima ary School	-		-		field School, is 600m west of the site. Oasis	s Academy						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
18 Employment	opportur	-	adford, i	ncluding	the Can	al Road	I o a broad range of high quality and diverse Employment Zone which is 900m south-ea outh-east.							
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
19 Economy	as by inc			-			I 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
NW/015 – Acacia Drive, Sandy Lane	3.72	Greenfield land/ Green Belt	Greenfield 100%	100 dwellings	Preferred Option: NW7/H

Summary of assessment for NW/015:

Significant adverse effects predicted 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 predicted for air quality, water resources, biodiversity, landscape, transport and accessible services. The site is well located to provide residents with good access to jobs, and health and educational facilities.

		Effect on	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigation c						
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e					
Buildings		Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is 4.											
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience	assumed be impro	The site is within FZ1. Small areas of the site are at low risk and medium risk of surface water flooding. It is assumed that this could be avoided through a careful layout of development. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.											
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources		s not coind to result ir						t at the site would					
			Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
6 Biodiversity & geodiversity	condition connecti The HRA	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. 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	L	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 greenfithat contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely after the local townscape and landscape character. The site is adjacent to existing residential built												
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None					
heritage	Develop	ment at the					a discernible impact on any heritage asset of						
9 Air quality	homes v		xpected	to resul	t in a min	or incre	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						
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	Baseline trend	Score of effect			Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	Bingley I	Railway St	ation, t	his is out	side of th	ne desir	ent services. The nearest railway station is 3 and range. The site has good access for pede of cycle paths.					
	Somewii	+	P	LT	IR	Н	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, depending types and tenures of the housing is provided in line with the Local Plan policies. The development would m 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.											
		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
12 Accessible services	east of the	The residents of the site would not have convenient access to services, the nearest supermarket being 1.6km east of the site. To access a wider range of shops, residents would have to travel 1.5km north to Cottingley or 1.6km south east to Allerton. The site would benefit from a Primary School being 450m south east of the site,										
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
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.											
440 11 0		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	restaura	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. These include Greenwood Park 300m south of the site and Chellow Dene Woods 600m south east.										
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where ther	e are c could p	urrently i otentially	none, an enhance	d so an e comm	ould introduce new potential targets and viction increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase national states and the cohesion and wellbeing.	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 wi	thin 2.3km	of a ho te woul	ospital, Ly d have g	ynfield M ood acce	lount Ho	ix Medical Practice, this is outside of the des					
47	0 0.10.001	+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
17 Education							School, is 450m south east of the site. The nast of the site, which is outside of the desire					
18 Employment	Site wou	school, Beckfoot Upper Heaton School, is 1.6km east of the site, which is outside of the desired range. + 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 being 3.6km from the Thornton Road employment zone.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	as by inc	creasing th sinesses. <i>A</i>	e dema In impr	and for lo ovement	cal good in the bu	s and s uilt envir	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential of conment could lead to an improved attractive to help tackle local deprivation.	employees for				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/018 – High Ash Farm,	0.50	Greenfield land/	0 " 11 4000/	00 1 111	Preferred Option:
Allerton, Allerton	2.58	Green Belt	Greenfield 100%	68 dwellings	NW8/H

Summary of assessment for NW/018:

Significant adverse effects predicted 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 predicted for air quality, biodiversity, landscape, transport and distance to educational facilities. The site

Minor adverse effects predicted for air quality, biodiversity, landscape, transport and distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and health facilities.

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility			Mitigation code(s)		
3 Land &		1	Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e		
Buildings	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a sandstone MSA. ALC Grade at the site is 4.									
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	with the		of GI in	developr	nent, alth		water flooding. The site's climate resilience on its is somewhat dependent on implementation			
5 Water		+	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources		s not coinc to result in						nt at the site would		
			Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. 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 trigg	ered and tl	nus car	not be ri	uled out a	at this s	tage. SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National that cont adversel form, wh	Parks or A ains GI ele y alter the	AONBs ements local to help to	. Howeve of poten wnscape limit the	er, reside tially high e and land magnitud	ntial de n visual dscape de for pe	discernible effect on any landscape designat velopment at this site could result in the loss amenity, including trees, and it would theref character. The site is adjacent to existing repotential effects, but at this stage a minor advert	of open greenfield ore be likely to esidential built		
8 Cultural	100ai iai i	0	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
heritage	Develop	ment at the	e site w	ould be	unlikely to		a discernible impact on any heritage asset o			
		1	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	homes w	ment would ould be exed ed with ho	xpected	to resul	t in a min	or incre	on an AQMA or CAZ. The construction and ease in air pollution in relation to existing levels	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	Frizingha	all Railway	Station	n, this is	outside o	f the de amount	ent services. The nearest railway station is a sired range. The site has good access for p of cycle paths.			
		+	Р	LT	IR	Н	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, depending on the types and tenures of the housing is provided 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.									
			_		IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4,	12a		
12 Accessible		+	Р	LT	IIX	- ' '	CO2	12a		
	Residen						CO2 ey services and amenities including those or SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4			

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend Score of effect Score of effect Washington Duration		Mitigating or enhancing Local Plan policies	Mitigation code(s)							
13 Social cohesion	without o	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	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces.										
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	new dev	elopment of could help to the	could p to comb	otentially pat the lo	enhance cal risk o	e comm of crime	increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,	tural surveillance,			
		+	Р	LT	IR	Н	CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	The site Resident	is within 2	.3km o	f a hospit d have g	tal, Lynfie ood acce	Manor Medical Practice, this is outside of the nt Hospital. diverse range of semi-natural habitats with c	· ·				
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education							ol, is 1km east of the site. The nearest secore. These are both outside of the desired range				
40		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment							broad range of high quality and diverse empemployment zone.	loyment			
		+	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 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 to help tackle local deprivation.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/023 – Wilsden Road/West	0.74	Greenfield land/	0 " 114000"	00 1 11	Preferred
Avenue, Sandy Lane	0.71	Green Belt	Greenfield 100%	22 dwellings	Option: NW9/H

Summary of assessment for NW/023:

A significant adverse effect is predicted 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 predicted for air quality, biodiversity, landscape, transport and accessible services. The site is well located to provide residents with good access to jobs, and health and educational 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)					
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e					
Buildings		reenfield a t the site is		uld consi	st of the	loss of :	>0.4ha of greenfield land. Site coincides with	a coal MSA. ALC					
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience	with the	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.											
5 Water		+	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources		s not coind to result in					terbody within 100m of the site. Developmer umption.	t at the site would					
			Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
6 Biodiversity & geodiversity	condition connection The HRA	n. New dev vity.	elopm g proc	ent here ess has i	could red	duce bio that like	nd is likely to be of some biodiversity value in odiversity value at the site and reduce local energy significant effects on the South Pennine Metage.	cological					
	are triggi	-	P	LT	IR		SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
7 Landscape & townscape	National that cont adversel form, wh	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 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.											
8 Cultural	100011011	0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None					
heritage	Develop	ment at the		vould be			a discernible impact on any heritage asset or						
9 Air quality	homes w		xpecte	d to resul	lt in a mir	nor incre	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09 on an AQMA or CAZ. The construction and cease 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	Bingley I	Railway St	ation, t	this is out	tside of th	ne desir	ent services. The nearest railway station is 3 ed range. The site has good access for pede of cycle paths.						
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types an minimum	d tenures of criteria of	of the l	nousing is es HO4 a	s provide and HO5	d in line (10 or n	owards satisfying Bradford's housing needs, with the Local Plan policies. The developmenore homes, or an area of more than 0.5ha), tes to reflect local need.	ent would meet the					
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
Accessible services	east of th	ne site. To outh east t	acces	s a wider	range of	f shops, d benef	t access to services, the nearest supermarker residents would have to travel 1.9km north to the from a Primary School being 450m north of	o Cottingley or the site, however.					
13 Social cohesion	without o	disrupting of	d provi cohesiv	eness of being of a	f existing a scale th	commu	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 thin an existing community in an area of high inity, encouraging participation and communi put pressure on local services and facilities of	ty interaction,					
440 " "		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
14 Culture & leisure	restaura		nes and	d outdoor			range of culture and leisure opportunities inc These include Greenwood Park 150m north						
	CHOILOW	+/-	P	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
				•	•	•							

		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)			
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	Site is 2km west of the nearest GP surgery, Phoenix Medical Practice, this is outside of the desired range. The site is within 2.1km of a hospital, Lynfield Mount 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.										
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education	The nearest primary school, Sandy Lane Primary School, is 450m north of the site. The nearest secondary school, Beckfoot Upper Heaton School, is 1.7km east of the site, which is outside of the desired range.										
18	,	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment							broad range of high quality and diverse empemployment zone.	loyment			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as 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 to help tackle local deprivation.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/024 - Allerton Road,		Greenfield land/			Preferred
Prune Park Lane	6.17	Green Belt	Greenfield 100%	160 dwellings	Option: NW10/H

Summary of assessment for NW/024:

Significant adverse effects predicted 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 predicted for air quality, biodiversity, landscape, transport and distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and health facilities.

SA Objective	Baseline trend	Effect on SA Objective						
		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land & Buildings	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal and a sandstone MSA. ALC Grade at the site partially urban, but majority is grade 4. 50% of the site is on a landfill site and therefore there are likely to be issues with soil contamination which would need to be remediated before development could commence							
4 Climate change resilience		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there is no waterbody within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity			Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9 nd is likely to be of some biodiversity value in	6a – 6f
	condition. 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.							
		-	P	LT	IR	L L	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 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.							
8 Cultural heritage		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Develop	ment at the					a discernible impact on any heritage asset o	
9 Air quality	Davidas	-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	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
	Bingley Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
		+	Р	LT	IR	Н	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, depending on the types and tenures of the housing is provided 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.							

		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		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services	Resident	ts at the si	te woul	d have g	ood acce	ss to ke	ey services and amenities including those on	Allerton Road.
1		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	without o	disrupting o	cohesiv oment b	eness of being of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and communit put pressure on local services and facilities of	y interaction,
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 outdoor leisure spaces.							
I		+/-	Р	LT	IR	M	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 location where there are currently none, and so an increase in crime at the site cannot be ruled out.					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 1.4km north west of the nearest GP surgery, Manor Medical Practice, this is outside of the desired range. The site is within 2.8km of a hospital, Lynfield Mount 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.							
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education							School, is 1.1km north of the site. The neares ne site. These are both outside of the desired	
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment	opportunities being 2.8km from the Thornton Road employment zone.							
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc	creasing th sinesses. A	e dema An impr	and for lo ovement	cal good: in the bu	s and s iilt envii	uld have a minor beneficial impact on the local ervices and enhancing the pool of potential e conment could lead to an improved attractiver to help tackle local deprivation.	mployees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/066 – Alton Court,		Hardstanding			Preferred
Frizinghall	0.26	and vegetation	PDL/Brownfield 50%	5 dwellings	Option: NW22/H

Summary of assessment for NW/066:

Significant adverse effects predicted due to surface water flood risk.

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 predicted for water resources, biodiversity and air quality. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational 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)
3 Land &		+	Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings	Site is B	rownfield,	but with	n a lot of	vegetatio	n. Site	coincides with a coal MSA. ALC Grade at the	ne site is 'Urban'.
4 Climate change			Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience							water flooding. The site's climate resilience nis is somewhat dependent on implementati	
E Motor		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources		s not coinc to result ir					erbody within 100m of the site. Developmen umption.	t at the site would
			Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	current of developr here cou The HRA	condition. S ment here ald adverse	Site is 1 could rely affect g proce	00% TP0 educe bid these tess has ideas	O woodla odiversity rees, suc dentified	and, with value the as the as the that like	uding trees and is likely to be of some biodiventh Ancient Woodland 300m north west of the and reduce local ecological connectivity. Ne rough impacts on root zones and vegetationally significant effects on the South Pennine base.	site. New w development n clearance.
	are trigg	-	P	IT	IR	1	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National loss of G	Parks or A	AONBs s of pot	. Even th entially h	ough the igh visua	site is Il amen	discernible effect on any landscape designate PDL, residential development at this site coity, including trees and woodland, and it woundscape character.	uld result in the
		+	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	east of the	ne site. Sh ted that the	ort tern	n negativ	e effects	would	ea and there are multiple listed buildings with come from the noise generated due to consine visual setting of this PDL site and so wou	truction, however it
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality		in air pollu					ion of new homes would be expected to res due to pollution associated with homes and	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Frizingha		Station	n. The sit			ent services. The nearest railway station is ess for pedestrians, but somewhat limited fo	
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing							owards satisfying Bradford's housing needs with the Local Plan policies.	, depending on the
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services	Pacidon	te at the ci	ta waul	d have d	ood acce	es to k	ey services and amenities including those o	n Bradford Boad

		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	without o	disrupting of	cohesiv oment b	reness of being of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and communi put pressure on local services and facilities of	ty interaction,		
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure							range of culture and leisure opportunities inc The site is 300m south east of Northcliffe Pa			
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
The construction and occupation of new homes would intrict location where there are currently none, and so an increase new development could potentially enhance community or and so could help to combat the local risk of crime.						increase 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 800m south of the nearest GP surgery, Westcliffe Medical Centre. The site is within 1.2km of a 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.									
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
Education							gland Primary School, is 550m north of the si 2km south of the site.	te. The nearest		
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
Employment	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Shipley, and access to further afield opportunities through Frizinghall railway station.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	as by ind	creasing th sinesses. <i>F</i>	e dema An impr	and for lo ovement	cal good in the bu	s and s ıilt enviı	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e conment could lead to an improved attractive o help tackle local deprivation.	mployees for		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/111 - 7-9 Oak Avenue,		Hardstanding and			Preferred Option:
Frizinghall	0.17	vegetation	PDL/Brownfield 90%	12 dwellings	NW/111

Summary of assessment for NW/111: Significant adverse effects predicted due to flood risk (particularly surface water flooding) Minor adverse effects predicted for water resources, biodiversity and air quality. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational 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	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land &							coincides with a coal MSA. ALC Grade at the	
Buildings		ay be scorent on impl			sting build	dings or	n the site for construction, however this is sor	newhat
4 Climate change		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience							ace water flooding. The site's climate resilier	
	improve	d with the i	nclusio				although this is somewhat dependent on impl	
5 Water	Cita das	+	المناسبة	LT b = CCD	IR 7. th are a	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							vaterbodies within 100m of the site. Developrer consumption.	nent at the site
	would be	+	P	LT	IR	III Wate	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6	Sito is D					l L Litic C	onsidered to be likely that new development I	
Biodiversity & geodiversity	incorpora		nents, v	would be	an oppo	rtunity t	o further enhance the biodiversity value of th	
		+	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National to better	Parks or A ensure the esign (as r	ONBs.	. As it is a as a posi	a PDL sit	e, but vence or	liscernible effect on any landscape designation in the local townscape, by incorporating GI electrices), although this is somewhat depender	be an opportunity ements and high
	impicine	+/-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	negative	ithin a hist effects wo	oric cor	nservatio me from	n area ar the noise sual setti	nd there	e is one listed building within 200m west of the ated due to construction, however it is expect is PDL site and so would be a long term posi	e site. Short term ed that the
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality		in air pollu					ion of new homes would be expected to resu due to pollution associated with homes and	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Frizingha		Station	n. The sit			ent services. The nearest railway station is 1 ess for pedestrians, but somewhat limited for	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimum	d tenures of criteria of	of the h	ousing is S HO4 a	s provide nd HO5 (d in line (10 or n	owards satisfying Bradford's housing needs, with the Local Plan policies. The development hore homes, or an area of more than 0.5ha), s to reflect local need.	ent would meet the
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services	Residen	ts at the si	te woul			ss to ke	ey services and amenities including those on	
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	without o	disrupting o	cohesiv oment b	eness of being of a	existing a scale th	commu	thin an existing community in an area of high nity, encouraging participation and communi put pressure on local services and facilities of	ty interaction,
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		nts, church	nes and		leisure s		range of culture and leisure opportunities inc The site is 300m east of Lister Park.	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	e are c	urrently i otentially	none, and enhance	d so an e comm	ould introduce new potential targets and victir increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na	out. However,

		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, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Site is 800m east of the pearest GP surgery Lister surgery. The site is within 2.2km of a hospital. Wasthourne											
17		++	Р	LT	İŘ	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education		ne nearest primary school, Westbourne Primary School, is 800m west of the site. The nearest secondary school, Bradford Grammar School, is 600m north of the site.										
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Shipley, and access to further afield opportunities through Frizinghall railway station.										
	+ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 19a, 19b											
19 Economy	as by inc	creasing th sinesses. <i>A</i>	e dema An impr	and for lo ovement	cal good: in the bu	s and s ilt envii	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e conment could lead to an improved attractive o help tackle local deprivation.	employees for				

Shipley

- 1.1.29 There are twenty preferred options potential housing sites. within Shipley.
- 1.1.30 Significant negative effects have been identified in relation to climate change resilience (SA Objective 4) for sites SH/052, SH058 and SH/060, in relation to water resources for site SH/014 and SH/060, and in relation to cultural heritage for sites SH/022 and SH/052.
- 1.1.31 Significant negative effects have been identified for a large number of sites relation to air quality (SA Objective 9) including SH/014, SH/022, SH/026, SH/027, SH/028, SH/042, SH/052, SH/058, SH/063, SH/060, SH/064, SH/062, SH/065 and SH/068.
- 1.1.32 To address the latter, development proposals should demonstrate how any adverse impacts on any nearby Air Quality Management Areas and/or Clean Air Zones (CAZ) will be avoided and how positive impacts will be delivered. In addition, a mitigation programme is to be prepared for development within CAZs.
- 1.1.33 The significant negative effects in relation to cultural heritage (SA Objective 8) are largely related to the proximity of the Saltaire World Heritage Site buffer zone.
- 1.1.34 Significant positive effects have been identified in relation to transport (SA Objective 10) for sites SH/014, SH/042, SH/058, SH/066, SH/067, SH/063, SH/059, SH/060, SH/061, SH/064, SH/062, SH/065 and SH/068.
- 1.1.35 Significant positive effects have been identified in relation to health (SA Objective 16) for all sites with the exception of sites SH/026, SH/027, SH/028; sites identified as having a minor positive effect.
- 1.1.36 Significant positive effects have been identified in relation to education (SA Objective 17) for sites SH/022, SH/026, SH/042 and SH/052.
- 1.1.37 In relation to accessible services (SA Objective 12), sites SH/014, SH/019, SH/022, SH/042, SH/045, SH/052, SH/058, SH/066, SH/067, SH/063, SH/059, SH/060, SH/061, SH/064, SH/062, SH/065 and SH/068 score positively (minor), while the remainder score negatively (minor).
- 1.1.38 For 21 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. Those sites have been assigned a major negative effect in relation to the biodiversity & geodiversity (SA Objective 6).
- 1.1.39 Five sites score positively (minor) in relation to land & buildings (SA Objective 3), these sites are SH/058, SH/066, SH/061 and SH/052. This is because these sites are previously developed land, their Agricultural Land Classification Grade is 'Urban', and they do not coincide with a Mineral Safeguarding Area.
- 1.1.40 50% of sites score negatively (major or minor) in relation to climate change resilience (SA Objective 4). In some cases, it may be possible to avoid the areas of highest flood risk. The implementation of Sustainable Drainage Systems could help to mitigate any adverse effects.
- 1.1.41 There are also three discounted sites (SH/016 and SH/048) which have been assessed below. There is also one PO Reserve employment site in Shipley (EM74) which is also included in the assessment tables below.

Summary table of effect scores predicted for housing site options in Shipley

PO Ref.	Site								S	A (Obje	ectiv	ve							
FO Rei.	Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SH1/H	SH/014	-	-	+/-	+			+	-		++	+	+	+/-	+	+/-	++	+	+	+
SH2/H	SH/019	-	-	+/-		-		+/-	-	-	+	+	+	+	+	+/-	++	+	+	+
SH3/H	SH/022	-	-	-		-		-			+	+	+	+/-	+	+/-	++	++	+	+
SH4/H	SH/026	-	-	-		-		-	-		+	+	-	+	+	+/-	+	++	+	+
SH5/H	SH/027	-	-	-		-		-	-		+	+	-	+/-	+	+/-	+	+	+/-	+
SH6/H	SH/028	-	-	-		-		-	-		+	+	-	+/-	+	+/-	+	+	+/-	+
SH7/H	SH/042	-	-	-		-		+	-		++	+	+	+	+	+/-	++	++	+	+
SH8/H	SH/045	-	-	+/-	+	-		+	-	-	+	+	+	+/-	+	+/-	++	+	+	+
SH9/H	SH/052	-	-	+		-		+/-			+	+	+	+	+	+/-	++	++	+/-	+
SH10/H	SH/058 (CR/020)	-	-	+		-		-	-		++	+	+	+	+	+	++	+	+	+
SH18/H	SH/066 (CR/041)	-		+	-	-		-	-	-	++	+	+	+	+	+	++	+	+	+
SH19/H	SH/067 (CR/047)	-	-	+/-	+	-		+	-	-	++	+	+	+	+	+/-	++	+	+	+
SH15/H	SH/063 (CR/031)	-	-	+/-	+	-		+			++	+	+	+	+	+/-	++	+	+	+
SH11/H	SH/059 (CR/023)	-	-		-	-		-	-	-	++	+	+	+	+	+/-	++	+	+	+
SH12/H	SH/060 (CR/024A)	-	-	-				-	-		++	+	+	+	+	+/-	++	+	+	+
SH13/H	SH/061(CR/025)	-	-	+	-	-		+	+/-	-	++	+	+	+	+	+/-	++	+	+	+
SH16/H	SH/064 (CR/039)	-	-	+/-	-	-		+	+/-		++	+	+	+	+	+/-	++	+	+/-	+
SH14/H	SH/062 (CR/026)	-	-	+/-	+	-		+	+/-		++	+	+	+	+	+/-	++	+	+/-	+
SH17/H	SH/065 (CR/040)	-	-	+/-	-	-		+	+/-		++	+	+	+	+	+/-	++	+	+/-	+
SH20/H	SH/068 (CR/048)	-	-	+/-	+	-		+	+/-		++	+	+	+	+	+/-	++	+	+	+

Kev:

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/014 – East Victoria Street	0.36	Buildings and some vacant space	Brownfield	27 dwellings	Preferred Option: SH1/H

Summary of assessment for SH/014:

A significant adverse effect has been predicted for the water resources SA Objective, as a result of the Leeds and Liverpool Canal being within the site perimeter. Development at the site could potentially pose a risk to water quality.

A significant adverse effect has also been predicted for the air quality SA Objective as a result of the site being within the CAZ. 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 within the buffer zone for the Saltaire WHS and so the potential impacts on this highly sensitive and valuable heritage asset and historic area would require careful consideration as part of any planning application at the site. The site is also located within the Leeds-Liverpool Canal Conservation Area.

The site is well located to provide residents with good access to shops, jobs, cultural spaces, and schools, with particularly good access to public transport and health facilities.

24.01.	Baseline	Effect on S	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land & Buildings							H05, H06, H07, TR2 site with urban grade ALC soils. Developmen pacts on the MSA.	3a – 3d ent would
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	Site is in	FZ1. The	re are so	me mino	or instan	ces of lo	w surface water flood risk within the site bou	indary.
5 Water resources			GSPZ.	The Leed	ds and Li	verpool	Canal is within the site boundary. The const er consumption at this location in relation to	ruction and
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	activities Residen Infrastru The HR	of new re tial develo cture Corri	sident's pment h dor, dev g proces	post con ere woul elopmer ss has id not be ru	struction d likely r nt could r entified t led out a	educe the educe lo that likely	-	within a Green
7		+	Р	LT	IR	М	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b
Landscape & townscape	adverse		local ch	aracter.	Given th	e reside	onal Park. The loss of some derelict warehontial development would be surrounded by e	
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None

	Baseline	Effect on S	SA Objec	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
8 Cultural heritage	WHS an and valu applicati The site land and	d is approadle heritation at the sistem is located	kimately age asse ite. within the	570-600 et and his ne Leeds be an o	om east on the storic are on t	of the Wi a would ol Canal	However, the site is within the buffer zone HS, therefore the potential impacts on this require careful consideration as part of any Conservation Area. Although the site is cut ance the local character of the Conservation	highly sensitive y planning urrently brownfield
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
9 Air quality	would be	e expected ed with ho	to resul mes and	lt in a mii d transpo	nor incre ort mover	ase in ai nents. T	n an AQMA. The construction and occupater pollution in relation to existing levels due the site is also situated within a CAZ. A redular quality targets.	to pollution
10 Transport	nearest	being 600r	n south	east at S	Shipley R	ailway S	SC2, H09, TR1, TR3, DS4 ervices. Access to a railway station is good station. The site has good access for pedes of cycle paths.	
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	on the ty meet the	pes and te minimum	enures o criteria	f the hou of policie	ising is p s HO4 a	rovided and HO5	tion towards satisfying Bradford's housing in line with the Local Plan policies. The de (10 or more homes, or an area of more the houses to reflect local need.	velopment would
12 Accessible		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
services	The site	has good	access t	to the rar	nge of se	rvices a	long Saltaire Road 130m south of the site.	
		+/-	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	high den that may within 10	orivation, e put press 00m of A65	ncourag ure on lo 57 and is	ing partio ocal serv s adjacer	cipation a rices and nt to the	and com facilities railway li	with high quality housing within an existing munity interaction, without the developmer or could alter the local sense of communine, which would be likely to impact on the lution and noise and visual disturbances.	nt being of a scale ty and place. Site is
	new resi	donto nore						
	new resi	+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	Site has	+	ess to cu	ılture and				

	Baseline	Effect on S	SA Object	tive						
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
15 Safe & secure	location	where cur	rently the	ere are n	one, but	could p	luce new potential victims or targets of crime otentially enhance community cohesion and ombat the local risk of crime.			
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	provide exercise	residents v and comm s of these	vith exce nunity er	ellent acc ngageme	ess to a ent oppor	diverse rtunities,	est being Shipley Health Centre 400m south range of semi-natural habitats with opportur which could improve both physical and mer he target distance of a hospital, with Shipley	nities for outdoor ntal health for the		
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
Education	Site is 4	20m east o	of Wycliff	e CofE I	Primary S	School a	nd 1.3km south east of Titus Salt School.			
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
Employment		sidents at the site will have good access to employment in Shipley town centre and the Shipley Employment ne 750m east.								
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy		ng the dem					Id have a minor beneficial impact on the loca and enhancing the pool of potential employe	•		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/016 - Leeds Road/Thackley Old Road	0.51	Open field	Greenfield	21 dwellings	Discounted

Summary of assessment for SH/016:

No significant adverse effects predicted for the site. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents with good access to shops, jobs, cultural spaces, buses, and schools, with particularly good access to health facilities.

CA Objective	Baseline	Effect on	SA Objec	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3d
Buildings							I a) greenfield site, therefore would be con ite is of urban grade.	nsidered as an
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	Site is in	FZ1 and	there are	e some m	ninor inst	ances of	low surface water flood risk within the sit	e boundary.
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources		tion and o					aterbodies within 100m of the site. Hower y to increase water consumption at this lo	•
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversity		s a large g			•	•	s directly impacted by development on the vould reduce the site's biodiversity value	
7		-	Р	LT	IR	М	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b
Landscape & townscape	space co		sely alte	r the loca	al charac	ter. Give	I nal Park. The loss of a large area of gree n the residential development would be a	•
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
8 Cultural heritage	The site	tentially re falls within on the WHS	esult in a n the Sal S are co	minor ad Itaire WH nsidered	dverse ef S Buffer to be un	fect on the Zone. The likely, du	m north-east of the site. Development at the setting of this heritage asset. The WHS is approximately 1.4km west of the tothe topography and the presence of the not be ruled out at this stage.	he site. Whilst

	Baseline	Effect on S	SA Object	ive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
							is expected to be a minor reduction in air que construction and occupation of new home	-
10 Transport		+	Р	LT	IR	М	SC2, HO9, TR1, TR3, DS4	10a – 10e
To Transport					-	-	s services. Shipley Railway Station is 1km what limited for cyclists with a limited amour	
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	on the ty meet the	pes and te minimum	enures of criteria o	f the hous of policie	sing is pr s HO4 ar	rovided ir nd HO5 (ion towards satisfying Bradford's housing non towards satisfying Bradford's housing non line with the Local Plan policies. The devention of the properties of more than an area of more than houses to reflect local need.	elopment would
12 Accessible		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
services	The site	has good	access to	o the ran	ge of ser	vices inc	cluding those around 600m away along Lee	eds road.
		+/-	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	commun facilities an area	nity interact or could a of high dep	tion, with Iter the lo orivation	out the cocal sens (IMD). S	levelopm se of com ite is adja	ent being nmunity a acent to	within an existing community, encouraging of a scale that could put pressure on loca and place. This site would provide high-qua A657, which would be likely to impact on that and noise and visual disturbances.	Il services and lity homes within
14 Culture & leisure		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site has	good acce	ess to cu	lture and	leisure o	pportun	ities in the local area along Leeds Road an	d Crag Road.
45.0-6-0		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a
15 Safe & secure	location	where cur	rently the	ere are n	one, but	could po	uce new potential victims or targets of crime tentially enhance community cohesion and mbat the local risk of crime.	
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	
16 Health	the site. opportur and mer	The site w	ould proutdoor extended	vide resi (ercise al esidents (dents wit	h excelle nunity en	earest being Windhill Green Medical centre ent access to a diverse range of semi-natur gagement opportunities, which could impronents. The site is within the target distance	al habitats with we both physical

	Baseline	Effect on	SA Object	ive							
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education		50m north orth west o			•	-	y. The nearest secondary school, Titus Sa et range.	Ilt School, is over			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	opportur	-	oy, with t	he site b			a broad range of high quality and diverse m east of Shipley town centre and less that				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	increasir	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the 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
SH/017 – Lower Holme Mill, Otley Road	0.22	PDL used for car parking	Brownfield	8 dwellings (based on 35dph)	Discounted

Summary of assessment for SH/017:

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 FZ2 and FZ3. Additionally, 60% of the site is at medium or high risk of surface water flooding; given the relatively small size of the site, these areas would be difficult to avoid.

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 services and amenities, and employment areas. However, access to both primary and secondary schools is somewhat limited due to the distances. The site is vacant PDL, so residential development here could be an efficient use of land and provide opportunities to deliver biodiversity net gains. New development could ensure that the site has a more positive influence on the local townscape character, though the site is within the buffer zone for the Saltaire WHS which may require consideration as part of any planning application. The site is approximately 30m north of the River Aire, which could be impacted by the construction and occupation of the site.

SA Objective	Baseline	Effect on	SA Object	ive						
	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &		+	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3f		
Buildings	Site is PDL. ALC Grade at the site is 'Urban'. Site does not coincide with an MSA.									
4 Climate			Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience		oding with	•			•	ately 60% of the site is at medium and high which would be difficult to avoid given the			
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources	Site does not coincide with a GSPZ. The site is approximately 30m north of the River Aire at its closest point. Development at the site would be likely to result in a minor increase in water consumption.									
	Develop	ment at th	e site wo	ould be li	kely to re	esult in a	minor increase in water consumption.			
-	Develop	ment at the	e site wo	LT	kely to re	H	minor increase in water consumption. SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	Site is Pl	+ DL and it i	P s consid would be	LT ered like e unlikely	IR ly that it to resul	H is of limit It in any		6a – 6f n. New ation and would b		

CA Objective	Baseline	Effect on	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
7 Landscape & townscape	National condition develops local tow the new	Parks or An, could poment at the vinscape ch	AONBs. otentially e site wo naracter, ent is of	The site be detra uld be an such as a high quad imple	is a PDL acting fro n opporto by incor uality de	plot than the locurity to exporating sign (as		h, in its current be likely that new influence on the by ensuring that is is somewhat
8 Cultural heritage	The site the pote	falls within	the buf verse ef	fer zone fects as	for the S a result	Saltaire V of develo	SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a Listed Building or Co VHS. The WHS is approximately 1km west opment at the site may be limited, but this methe site.	of the site and so
9 Air quality	homes v		xpected	to result	in a min	or increa	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and outside in air pollution in relation to existing leve	•
10 Transport	at Shiple		Station.	-	-	-	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 nt services. The nearest railway station is 75 pedestrians, but somewhat limited for cycli	
11 Housing	Site cou	+ d make a	P minor po	LT ositive co	IR ontributio	M n toward	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 Is satisfying Bradford's housing needs, depe	11a ending on the
12 Accessible services	types an	d tenures +	of the ho	LT	provided	d in line v	with the Local Plan policies. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
	Key serv	rices and a	emenities	s are loca	ated with	nin 600m	of the site along Otley Road in both direction SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	ns. 13a
13 Social cohesion	interaction could alt	on, without er the loca	the deval sense of A6038	elopmen of comm 3, which (nt being on nunity and could po	of a scale d place. tentially	ommunity, encouraging participation and co e that may put pressure on local services an impact on the quality of life of new residents urbances.	d facilities or
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

	Baseline	Effect on S	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
14 Culture & leisure							o a diverse range of culture and leisure opposure spaces in accessible locations in the c	-
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location out. How	where the vever, new	re are cu	irrently noment co	o reside ould pote	ntial rece ntially en	Ild introduce new potential targets and victing eptors, and so an increase in crime at the sinhance community cohesion and wellbeing, the local risk of crime.	te cannot be ruled
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	north-ea Residen outdoor	st of Shiple ts at the si	ey Hospi te would nd comn	ital. have go nunity er	ood acce	ss to a d	ical centre, Windhill Green Medical Centre. liverse range of semi-natural habitats with oh could improve both physical and mental h	pportunities for ealth for the
17 Education		-	-			-	SP6, SP14, SP16, EC3, DS5, CO2 Academy, is 900m south-east of the site. The west of the site.	17a, 17b ne nearest
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur	nities in the	e centre	of Shiple	y, includ	ing the S	proad range of high quality and diverse emp Shipley Employment Zone which is adjacent y in the south.	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by ind local bus	creasing th sinesses. <i>F</i>	ie demar An impro	nd for loo vement i	cal goods in the bu	and seilt enviro	Id have a minor beneficial impact on the locativities and enhancing the pool of potential enment 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
SH/019 – Carr Lane	1.25	PDL, Hardstanding and vegetation	50% Mix	51 dwellings	Preferred Option: SH2/H

Summary of assessment for SH/019:

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 predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents with good access to jobs, shops, cultural spaces, buses, and schools, with particularly good access to health facilities.

	Baseline	Effect on	SA Objectiv	/e				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
			Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3d
3 Land & Buildings	and ther	efore deve	elopment o	on this area	would be o	considere	area of (>0.4ha) greenfield land with d as an inefficient use of the land re- nding area of the site. The ALC at the	source. There
1 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience			-				ze of the site, is at a low risk of surfa ful layout of development.	ice water flood
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources		ction and c					dies within 100m of the site. Howeve rease water consumption at this loca	•
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	would re The site consider undertak	educe the stalls withing ration of the ken if necessity of the state o	site's biodin the SSS ne likely risessary. ng process thus canno	iversity valu I Impact Ris	ie and local sk Zones fo be undertak ied that like	I habitat or the Sou en at the	a Green Infrastructure Corridor, deve connectivity. hth Pennine Moors SAC/SPA/SSSI. I site level and consultation with Natu cant effects on the South Pennine M	Further Iral England Oors SPA/SAC
7 Landscape &	space co	ould adver	rsely alter	the local ch	aracter. Giv	ven the re	SC1, SC6, EN3, EN4, EN5, DS2, DS3 rk. The loss of a large area of greenfesidential development would be adjudinally, given there is a large area of contact.	acent to existing

	Baseline	Effect on	SA Objectiv	/e					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
3 Cultural neritage	effects o	on the WH	S are cons	sidered to b	e unlikely, o	due to the	I S is approximately 1.3km north-west of e topography and the presence of exist e ruled out at this stage.		
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e	
Air quality	achieve	air quality	objectives	s in relation	to this. The	ere is also	Om east of a CAZ which could make in the construction and occupation of notice that the construction and occupation of notice the construction and occupation of notice that the construction and occupation of notice that the construction and occupation of notice that the construction and occupation of notice that the construction and occupation of notice that the construction are the construction and occupation of the construction are the construction and occupation of the construction are the construction and occupation of the construction are the construction are the construction and the construction are the c	air quality	
10 Transport		+	Р	LT	IR	М	SC2, HO9, TR1, TR3, DS4	10a – 10e	
TO TRAITSPORT				-	-		ces. Shipley Railway Station is 1km we nited for cyclists with a limited amount		
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	on the ty	pes and to minimum	enures of	the housing f policies H	is provided O4 and HO	d in line v 5 (10 or ı	vards satisfying Bradford's housing newith the Local Plan policies. The development homes, or an area of more than a to reflect local need. SC1, SC2, SP2, SP3, SP8, SP9, SP10,	opment would	
12 Accessible		+	Р	LT	IR	M	SC1, SC2, SP2, SP3, SP6, SP3, SP10, SP15, HO8, DS4, CO2 , EC5, HO3, HO12	12a	
services	The site	has good	access to	the range	of services	including	those around 600m away along Leed	s road.	
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion	commur facilities an area	nity interact or could a of high de	tion, witho alter the lo privation (out the deve cal sense o IMD). Site i	elopment be f communit s within 100	eing of a s y and pla Om of A6	an existing community, encouraging pascale that could put pressure on local ace. This site would provide high-quality, which could potentially impact on the and noise and visual disturbances.	services and by homes within	
14 Culture & leisure		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
	Site has	good acc	ess to cult	ure and leis	sure opport	unities in	the local area along Leeds Road and	Crag Road.	
45.0 / 6		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	location	where cur	rently ther	e are none	, but could	potentiall	w potential victims or targets of crime or y enhance community cohesion and whe local risk of crime.		

	Baseline	Effect on	SA Objectiv	/e				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	of the sit opportur and mer	e. The site nities for o ntal health	e would pr utdoor exe	ovide reside ercise and c sidents of th	ents with excommunity	kcellent a engagem	peing Windhill Green Medical centre, ccess to a diverse range of semi-natuent opportunities, which could improve The site is within the target distance of	ral habitats with e both physical
17 Education				LT Christ Chur site putting			SP6, SP14, SP16, EC3, DS5, CO2 y. The nearest secondary school, Titut range.	17a, 17b s Salt School, is
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur	nities near		e site being			d range of high quality and diverse er of Shipley town centre and less than	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		ng the den	=				a minor beneficial impact on the local nancing the pool of potential employed	-

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/022– Wycliffe Road	1.38	Green open space	Greenfield	44 dwellings	Preferred Option: SH3/H

Summary of assessment for SH/022:

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.

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. The site also falls within the Saltaire WHS buffer zone, being just 150m east of the WHS. The development would likely be viewable from some locations within the WHS, potentially having an adverse effect on its setting, and therefore a major adverse effect has been predicted for the culture and leisure 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 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 services and amenities 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.

OA Objective	Baseline	Effect on	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3e
Buildings	within th		y and the	erefore c	levelopm	nent on t	nowever there is a large area of (>0.4ha) g his area would be considered as an ineffici	
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	site in re	lation to th	ne areas	, it is exp	ected th	at it wou	t a low risk of surface water flooding. Given Id be avoided through a careful layout of d impermeable surfaces, compared to current	evelopment.
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							100m of a surface waterbody. Developme consumption.	ent at the site
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	biodivers reduce I The HR	sity value i ocal ecolog	n its curr gical con ig proces	rent cond nectivity ss has id	dition. Ne entified t	ew devel	GI elements including trees and it is likely to opment here could reduce biodiversity values is significant effects on the South Pennine I age.	ue at the site and
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b

	Baseline	Effect on	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
7 Landscape & townscape	National that con- adverse form, wh	Parks or <i>I</i> tains GI elements the lements of the l	AONBs. ements of local too help to l	Howeve of potent wnscape imit the r	r, reside ially high and lan magnitud	ntial devolusion visual a dscape of de for po	scernible effect on any landscape designati elopment at this site could result in the loss amenity, including trees, and it would therefo character. The site is adjacent to existing re tential effects, but at this stage a minor adv	of open greenfield ore be likely to sidential built
8 Cultural heritage	the Cons would he sensitive	servation A elp to scree historic a	Area is a en poten rea. Hov	large nu itial adve vever, th	ımber of erse effec e develo	Listed Boots of an opment w	SP2, SP10, EN3, EN4, EN5, EN6, DS3 WHS and its conservation area is 150m westuildings. The site is surrounded by existing y development at the site on the setting of the rould likely be viewable from some locations out at this stage.	built form that his highly
9 Air quality		ment targe					SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 Iopment at this location could make achieve pollution associated with the construction	
10 Transport	Saltaire		tation. S	-	-	-	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 nt services. The nearest railway station is 6 edestrians, but somewhat limited for cyclist	
11 Housing	types an minimun	nd tenures n criteria o	of the ho	ousing is s HO4 ar	provide nd HO5 (d in line (10 or mo	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 wards satisfying Bradford's housing needs, with the Local Plan policies. The development of the homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the
12 Accessible services		+ is within 6 re of Shiple		LT a broad r	IR ange of	H key serv	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 ices and amenities, such as those along Sa	12a Iltaire Road and in
13 Social cohesion	interaction could alt	on, without er the loca rithin 25m	t the deval sense of the A6	elopmer of comm 650, which	nt being on the could could	of a scaled place. potentia	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 community, encouraging participation and content that may put pressure on local services and lightly impact on the quality of life of new residential disturbances.	nd facilities or

	Baseline	Effect on S	SA Objec	tive				
SA Objective	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
eisure	culture a	and leisure	opportu	nities inc	cluding p	ubs, rest	esidents would have excellent access to a cataurants, places of worship and indoor and e and along Saltaire Road.	•
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
5 Safe & secure	location new dev	where the	re are cu could po	urrently nate	one, and enhance	d so an ii e commu	Ild 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	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	of Shiple Residen for outde	ey Hospital ts at the si oor exercis	te would e, the no	I have su	ıfficient a	access to erts Park	ical centre, Saltaire Medical Centre. The sit o a diverse range of semi-natural habitats w o and Northcliffe Park, each 800m away, whe	ith opportunities
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
17 Education		rest prima Fitus Salt S	-	-		-	hool, is 225m north of the site. The nearest site.	secondary
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportu	nities in the	ecentre	of Shiple	y, includ	ding the S	oroad range of high quality and diverse emp Shipley Employment Zone which is 1.27km y in the south.	•
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc	creasing th sinesses. <i>F</i>	ie dema An impro	nd for loo	cal goods in the bu	s and se iilt enviro	I Id have a minor beneficial impact on the loc rvices and enhancing the pool of potential e nment could lead to an improved attractivel help tackle local deprivation.	mployees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/026 – Glenview Drive,		Open space with	Greenfield, Green		Preferred
Bankfield Road,	6.22	grasses and woodland	Belt	164 dwellings	Option: SH4/H
Nabwood, Shipley		woodiand			

Summary of assessment for SH/026:

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 significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here 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, health facilities and employment areas, although residents would likely be required to travel beyond the target distance to access services and amenities.

As a large greenfield and Green Belt site with deciduous woodland priority habitat dominating the eastern portion, development here has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. Two small, unnamed surface waterbodies are adjacent to the site boundary and a number of other small waterbodies are within 100m; the development could pose a risk to water quality.

A Grade II and a Grade II* Listed Building are within 40m of the site, the settings of which could be adversely affected by the 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.

OA Objective	Baseline		SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
0 l a a d 0		-	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3e
3 Land & 3uildings	include E	BMV soils;	there is	a large a	area of (>0.4ha) (C Grade at the site is predominantly Grade greenfield land within the boundary and the n inefficient use of the land resource.	
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	site in re	lation to th	e areas	it is exp	ected th	at it wou	t a low risk of surface water flooding. Given Id be avoided through a careful layout of de impermeable surfaces, compared to curren	velopment.
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	waterboo	dies are w	ithin 100	m of the	site. De	velopme	ent to the site boundary, and a number of on there could pose a risk to water quality. Do in water consumption at this location in rela	evelopment at the
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f

	Baseline	Effect on	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
6 Biodiversity & geodiversity	its currel ecologic adjacent here cou impacts The site consider undertak The HRA	nt condition al connect to the site ald adverse on root zo falls within ration of the	n. New of ivity. Decision of the SS e likely ressary.	developm ciduous rn perime the woo SI Impac isks shoo ss has id	nent here woodlan eter. Two odland ar et Risk Zo uld be ur	e could red priority of TPO trand trees, ones for adertake that likely at this state.	luding trees and it is likely to be of some bio educe biodiversity value at the site and reduce habitat dominates the eastern portion of the ees align the site's northern perimeter. New such as through direct loss or indirect effect the South Pennine Moors SAC/SPA/SSSI. In at the site level and consultation with Natury significant effects on the South Pennine Mage. SP2, EN1, EN3, EN5, EN6, DS2, DS3	ce local e site and is development ts such as Further tral England oors SPA/SAC
7 Landscape & townscape	National and Gree (which is characte potential out. This	Parks or A en Belt lands TPO proter. The site I effects, be	is location AONBs. and that concepted, and is adjacent at this larly the	Howevel contains Contains Cond it wo sent to exstage a case given a distant	not resurt, resident	ntial devo nts of po efore be sidential dverse e ite is on n the nor	scernible effect on any landscape designation belopment at this site could result in the loss of tentially high visual amenity, including trees likely to adversely alter the local townscape built form, which would help to limit the magnifect on the local landscape and townscape ground sloping upwards away from the exist th).	of open greenfield and woodland and landscape gnitude for cannot be ruled ing development
8 Cultural heritage	'Barn Im adversel	mediately ly alter the	East of I setting of	New Closof these	se Farml sensitive	house'. [heritage	SP2, SP10, EN3, EN4, EN5, EN6, DS3 New Close Farmhouse' and the Grade II* Li Development at this large greenfield site would assets. uffer zone.	-
9 Air quality		ment targe					SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ent at this location could make achieving air pollution associated with the construction are	
10 Transport	at Saltai		Station.	-	-	-	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Int services. The nearest railway station is 2. r pedestrians, but somewhat limited for cycli	
11 Housing	types an minimum	d tenures n criteria o	of the ho f policies	ousing is HO4 ar	provided nd HO5 (d in line of 10 or mo	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 wards satisfying Bradford's housing needs, owith the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), to reflect local need.	nt would meet the

	Baseline	Effect on	SA Objec	tive				
SA Objective		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, HO8, DS4, CO2	12a
services		ts would n and amer					to the centre of Cottingley to access a broa	d range of
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the dev	elopmer	nt being (of a scal	community, encouraging participation and control to the that may put pressure on local services a	
4 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
eisure	restaura	nts, church	nes and	outdoor	leisure s	paces, s	ange of culture and leisure opportunities in such as those in the centres of Cottingley a PRoW network.	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		T/-	'			l IVI	01 1, 01 0, 01 4, 01 10, 1100, 200, 002	1.00
	location new dev	struction a where the	nd occu re are cu could po	pation of urrently nate	new ho none, and enhance	mes wou d so an i	uld introduce new potential targets and victing necesses in crime at the site cannot be ruled unity cohesion and wellbeing, or increase national states and selections.	ms of crime at a lout. However,
15 Safe & secure	location new dev	struction a where the relopment	nd occu re are cu could po	pation of urrently nate	new ho none, and enhance	mes wou d so an i	lld introduce new potential targets and victinces in crime at the site cannot be ruled	ms of crime at a lout. However,
secure	Site is 1 site is 2. Residen outdoor	struction a where the relopment could help + .5km east 6km north	nd occu re are cu could po to comb P of the ne of a ger te would nd comr	pation of urrently notentially at the local LT Earest meaning have go munity er	inew hone, and enhance cal risk of the like of the lik	mes wou d so an i e commu f crime. H entre, Co adford R ess to a co	ld introduce new potential targets and victing necesses in crime at the site cannot be ruled inity cohesion and wellbeing, or increase not SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,	ms of crime at a I out. However, atural surveillance 16a, 16b at distance. The
	Site is 1 site is 2. Residen outdoor	struction a where the relopment could help + 5km east 6km north ts at the si exercise a	nd occu re are cu could po to comb P of the ne of a ger te would nd comr	pation of urrently notentially at the local LT Earest meaning have go munity er	inew hone, and enhance cal risk of the like of the lik	mes wou d so an i e commu f crime. H entre, Co adford R ess to a co	lld introduce new potential targets and victing nerease in crime at the site cannot be ruled inity cohesion and wellbeing, or increase note in the site cannot be ruled in	ms of crime at a I out. However, atural surveillance 16a, 16b at distance. The
secure	Site is 1 site is 2. Residen outdoor resident:	struction a where the relopment could help tould help t	nd occure are cucould pote to combine the new of a german velopme occurrence	pation of urrently notentially at the local LT earest moneral hose have go munity erent.	IR edical cepital, Brandagement	mes would so an ite communifications. H entre, Cotadford R ess to a cotant, which	ld introduce new potential targets and victing necesse in crime at the site cannot be ruled inity cohesion and wellbeing, or increase native specific productions of the site cannot be ruled inity cohesion and wellbeing, or increase native specific productions of the site of the sit	ms of crime at a lout. However, atural surveillance 16a, 16b at distance. The apportunities for health for the 17a, 17b ast of the site,
6 Health	Site is 1 site is 2. Residen outdoor resident:	struction a where the relopment could help tould help t	nd occure are cucould pote to combine the new of a german velopme occurrence	pation of urrently notentially at the local LT earest moneral hose have go munity erent.	IR edical cepital, Brandagement	mes would so an ite communifications. H entre, Cotadford R ess to a cotant, which	Ild introduce new potential targets and victing increase in crime at the site cannot be ruled inity cohesion and wellbeing, or increase native specific process of the start o	ms of crime at a lout. However, atural surveillance 16a, 16b at distance. The apportunities for health for the 17a, 17b ast of the site,
16 Health	Site is 1 site is 2. Resident outdoor resident: The neadependinorth-wee	struction a where the relopment could help +	nd occurre are cucould pote to combine of the ne of a ger te would nd common velopme Pry school ocation ite.	pation of urrently notentially at the local LT LT earest moneral hose that the local LT LT LT LT LT LT LT LT LT LT LT LT LT	IR edical cepital, Brace agagement	mes would so an it is communification. H entre, Cotadford R ess to a cotant, which L age Primate he neare	lld introduce new potential targets and victing rease in crime at the site cannot be ruled inity 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 and wellbeing, or increase native cohesion and specific cohesion and specific cohesion and specific cohesion and support cohesion and specific cohesion and specifi	ms of crime at a lout. However, atural surveillance 16a, 16b 16a, 16b et distance. The opportunities for health for the 17a, 17b est of the site, ademy, is 560m 18a, 18b ployment

OA Objective	Baseline	Effect on	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	as by inc						d have a minor beneficial impact on the locatives and enhancing the pool of potential en	• .

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/027 – Bingley Road, Nabwood	5.31	Agricultural	Greenfield, Green Belt	185 dwellings (based on 35dph)	Preferred Option: SH5/H

Summary of assessment for SH/027:

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated largely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. 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 and education facilities, although residents may need to travel beyond the target distance to access services and amenities. 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 containing trees. The site is approximately 45m south of the River Aire at its closest point, and this may be impacted by the construction and occupation of this site.

The site falls within the buffer zone for the Saltaire WHS, which may require consideration as part of any planning application. 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.

0.1. O.1	Baseline	Effect on	SA Object	Dejective						
SA Objective	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 – 3e		
3 Land & Buildings	area of (>0.4ha) gr	eenfield	land with	hin the b	oundary	which could potentially include BMV soils; the and therefore development on this area worldes with a sandstone MSA.			
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
4 Climate change resilience	risk of su flooding.	urface wate Given the developm	er floodir size of	ng. Site h the site i	nas a ver n relatior	y limited n to the a	with land in FZ2. Site has a very limited extent of land at a low and medium risk of areas, it is expected that it would be avoided lead to an increase in impermeable surface.	surface water d through a carefu		
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							coximately 45m south of the River Aire at its minor increase in water consumption.	closest point.		
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		

	Baseline	Effect on S	SA Object	tive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
6 Biodiversity & geodiversity	its currer ecologicalso sevi increase The site consider undertak The HRA	nt condition al connect eral areas d recreation falls within ation of the cen if nece	n. New of ivity. Two of decidents on all disturbed in the SS e likely rissary. g process	developm o areas o uous wo urbances SI Impac isks shoo	nent here of Ancier odland v s as a res t Risk Zo uld be ur	e could rent Woodl within 300 sult of recones for andertaked	-	ce local site. There are ald be exposed to Further ral England	
		1	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	National that cont therefore residenti	Parks or Acains GI elected be likely all built for all bui	AONBs. ements o to advers m, which	However of potenti sely alter would h	r, resider ally high the loca elp to lir	ntial devential and townsom the months of th	scernible effect on any landscape designation and celopment at this site could result in the loss of the menity, including trees and open space, and cape and landscape character. The site is accompanitude for potential effects, but at this state e cannot be ruled out.	of open greenfield d it would dijacent to existing	
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	The site so the po	falls withir otential for	the buff adverse	fer zone e effects	for the S as a res	Saltaire V ult of dev	discernible effect on a Listed Building or Co VHS. The WHS is approximately 1.1km east relopment at the site may be limited, but this tion at the site – particularly as the site is op	of the site and may require	
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality		ment targe					opment at this location could make achievin pollution associated with the construction a		
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
ro manopon				-	-	-	nt services. The nearest railway station is 1. rpedestrians and cyclists.	66km north-east	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	types an minimum	d tenures n criteria of	of the ho f policies	ousing is HO4 an	provided d HO5 (d in line v (10 or mo	wards satisfying Bradford's housing needs, owith the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), to reflect local need.	nt would meet the	
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
services		ts would n					I the centre of Shipley or 1.2km south-west in amenities.	to the centre of	

	Baseline	Effect on	SA Objec	tive					
SA Objective 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 could alt	on, without er the loca	t the deval sense the A650	elopmer of comm 0, which	nt being on nunity an would be	of a scaled place.	community, encouraging participation and content that may put pressure on local services and content that may put pressure on local services and content that may put pressure on local services and content that may put pressure on the quality of life of new resider connects.	nd facilities or	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure	restaura	nts, places	s of wors	ship and	outdoor	leisure s	ange of culture and leisure opportunities in paces, such as those in the centres of Cott countryside and PRoW network.		
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a	
15 Safe & secure	location new dev	where the	re are cu could po	urrently nate	one, and enhance	d so an i commu	Ild 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, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	The site Residen outdoor	is 3.4km r ts at the si	north of a te would nd comr	a genera I have go nunity er	I hospita ood acce	l, Bradfo	re, Cottingley Surgery, putting it outside the rd Royal Infirmary diverse range of semi-natural habitats with the could improve both physical and mental h	opportunities for	
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
Education							ary School, is 1.2km south-west of the site. 40m south-west of the site.	The nearest	
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	opportur site, as v	nities in the well as slig	e centre htly furth	of Shiple ner afield	ey, includ I towards	ling the l s the reg	Droad range of high quality and diverse emporoad range of high quality and diverse employment Zone which is 1.6km right ional city in the south-east. It is uncertain the ment opportunities in agriculture in the local	north-west of the ne extent to which	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	as by inc	creasing th	ie dema However	nd for lo	cal goods	s and se	Id have a minor beneficial impact on the loc rvices and enhancing the pool of potential of to which the loss of agricultural land could	employees for	

Sites assessments - North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/028 – Bankfield Farm, Nabwood	1.57	Agricultural field with small area of existing buildings in the middle of the site.	Predominantly greenfield, Green Belt	54 dwellings (based on 35dph)	Preferred Option: SH6/H

Summary of assessment for SH/028:

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being partially situated within the CAZ. Development here 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 and health and education facilities, although residents may need to travel beyond the target distance to access 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 and Green Belt land which contains trees and adjoins an area of deciduous woodland priority habitat. At its closest point, the site is approximately 15m south of the River Aire which may be impacted upon

by the construction and occupation of this site.

The site falls within the buffer zone for the Saltaire WHS, which may require consideration as part of any planning application.

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.

SA Objective	Baseline	Effect on S	SA Object	tive				Mitigation code(s)
	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e
3 Land & Buildings	structure there is a	es or const a large are	ruction rea of (>0	naterials .4ha) gre	. ALC G eenfield l	rade at th and with	vithin the site could present opportunities for the site is Grade 3, which could potentially in the boundary and therefore developmen of resource. Site coincides with a sandstone	nclude BMV soils, t on this area
4 Climate change		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience		-				-	with land in FZ2. Site is not at risk of surface impermeable surfaces, compared to currer	-
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							roximately 15m south of the River Aire at its minor increase in water consumption.	s closest point.
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f

SA Objective	Baseline	Effect on	SA Object	tive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
6 Biodiversity & geodiversity 7 Landscape & townscape	its currer ecologic There are as well a exposed The site consider undertak The HRA are trigg Develop National and Greet therefore residential	nt conditional connectors several castwo areas two areas falls within ration of the central castwo areas falls within ration of the central castwo areas and the central castwo areas areas and the central castwo areas	n. New of ivity. The other are as of And sed recreations the SS in	developme site's we as of decient Wo extional of SI Impactisks shown as has identified by the contains Contains	rent here vestern p veiduous odland w disturban et Risk Zo uld be ur entified t led out a IR not resu r, resider of eleme r the loca	e could reperimeter woodland within 300 aces as a cones for andertaked that likely at this state Mult in a disperimental development the multiple of population of population of the multiple of the country of the multiple of the country of the multiple of the country of the co	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designation and scenarious at this site could result in the loss of tentially high visual amenity, including trees cape and landscape character. The site is acagnitude for potential effects, but at this stage	ce local prity habitat. In the site itself), Id could be Further ral England Doors SPA/SAC 7a, 7b In, including of open greenfield If and it would If acent to existing	
8 Cultural heritage	Develop The site so the po	ment at the falls within otential for	P e site wo n the buf adverse	LT ould be u fer zone e effects	R nlikely to for the S as a resi	M o have a Saltaire V ult of dev	e cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a Listed Building or Co VHS. The WHS is approximately 1.3km east relopment at the site may be limited, but this tion at the site – particularly as the site is or	of the site and may require	
9 Air quality	-	ment targe					SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 elopment at this location could make achievi pollution associated with the construction a		
10 Transport				-	-	-	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 nt services. The nearest railway station is 1. r pedestrians and cyclists.	10a – 10d 75km north-east	
11 Housing	types an minimum	d tenures n criteria o	of the ho	ousing is HO4 ar	provided nd HO5 (d in line v 10 or mo	SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 wards satisfying Bradford's housing needs, owith the Local Plan policies. The developme one homes, or an area of more than 0.5ha), to reflect local need.	nt would meet the	
		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	

	Baseline	Effect on	SA Objec	tive				Mitigation code(s)					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies						
12 Accessible services		ts would n					to the centre of Cottingley or 1.3km east to amenities.	wards the centre					
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	interaction could alt	on, withou er the loca	t the deval sense the A650	relopmer of comm 0, which	nt being on nunity and would be	of a scaled place.	ommunity, encouraging participation and ce that may put pressure on local services a prize on the quality of life of new reside pances.	nd facilities or					
I 4 Culture &	'	+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
eisure	restaura	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, places of worhsip and outdoor leisure spaces, such as those in the centres of Cottingley and Shipley, as well as having good access to the local countryside and PRoW network.											
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location out. How	struction a where the vever, new	nd occu re are cu develor	pation of urrently noment co	new hor no reside ould pote	mes wou ntial rece ntially er	SP1, SP3, SP4, SP16, H09, DS5, CO2 Ild introduce new potential targets and victi eptors, and so an increase in crime at the s hance community cohesion and wellbeing e local risk of crime.	ms of crime at a site cannot be rule					
	location out. How	struction a where the vever, new	nd occu re are cu develor	pation of urrently noment co	new hor no reside ould pote	mes wou ntial rece ntially er	lld introduce new potential targets and victi eptors, and so an increase in crime at the s hance community cohesion and wellbeing	ms of crime at a site cannot be rule					
secure	Site is 1. The site Residen outdoor	struction a where the vever, new surveillance + 2km north is 3.4km r	nd occurre are curdevelope, and so	pation of urrently noment coop could he LT the near a general I have gomunity er	inew hore no reside ould pote nelp to co	mes wou ntial rece ntially er mbat the H cal centi	lld introduce new potential targets and victive ptors, and so an increase in crime at the subhance community cohesion and wellbeing to local risk of crime. SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9,	ms of crime at a site cannot be rule, or increase 16a, 16b e target distance.					
16 Health	Site is 1. The site Residen outdoor	struction a where the vever, new surveillance 2km north is 3.4km r ts at the si exercise a	nd occurre are curdevelope, and so	pation of urrently noment coop could he LT the near a general I have gomunity er	inew hore no reside ould pote nelp to co	mes wou ntial rece ntially er mbat the H cal centi	lld introduce new potential targets and victive ptors, and so an increase in crime at the subhance community cohesion and wellbeing e local risk of crime. SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5 Te, Cottingley Surgery, putting it outside the rid Royal Infirmary	ms of crime at a site cannot be rule, or increase 16a, 16b e target distance.					
secure	Site is 1. The site Residen outdoor residents	struction a where the vever, new surveillance + 2km north is 3.4km r ts at the si exercise a s of the de + rest prima	nd occupre are cup develope, and some terms of a terms	pation of urrently noment coop could he be	inew hore no reside ould pote nelp to control IR rest medial hospital pod accernagagement	mes wou ntial rece ntially er ombat the cal cente l, Bradfo ss to a cent, whice	Ild introduce new potential targets and victive ptors, and so an increase in crime at the subhance community cohesion and wellbeing the local risk of crime. SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5 Te, Cottingley Surgery, putting it outside the rid Royal Infirmary liverse range of semi-natural habitats with the could improve both physical and mental increase.	ms of crime at a site cannot be rule, or increase 16a, 16b e target distance. opportunities for health for the					
16 Health	Site is 1. The site Residen outdoor residents	struction a where the vever, new surveillance + 2km north is 3.4km r ts at the si exercise a s of the de + rest prima	nd occupre are cup develope, and some terms of a terms	pation of urrently noment coop could he be	inew hore no reside ould pote nelp to control IR rest medial hospital pod accernagagement	mes wou ntial rece ntially er ombat the cal cente l, Bradfo ss to a cent, whice	Ild introduce new potential targets and victive ptors, and so an increase in crime at the subhance community cohesion and wellbeing to local risk of crime. SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5 Te, Cottingley Surgery, putting it outside the rd Royal Infirmary Iliverse range of semi-natural habitats with the could improve both physical and mental series. SP6, SP14, SP16, EC3, DS5, C02 Tery School, is 1.1km south-west of the site.	ms of crime at a site cannot be rule, or increase 16a, 16b e target distance. opportunities for health for the					
16 Health	Site is 1. The site Resident outdoor residents The nea seconda Site wou opportur site, as well as the site outdoor secondary opportur site, as well as the site outdoor secondary opportur site, as well as the site outdoor secondary opportures outdoor secondary opportures outdoor secondary opportures outdoor secondary opportures outdoor opportures outdoor opportures outdoor outdo	struction a where the vever, new surveillance + 2km north is 3.4km r ts at the si exercise a s of the de + rest prima ry school, +/- uld provide nities in the well as slig	nd occul re are cu re are cu re develop e, and so P -east of north of a te would nd comr velopme P ry school Dixons of e centre htly furth	pation of urrently noment coop could he be could he be could he be could he be could he be could he be could he be could he be could he be could he be could he be could he be could he be could he be could he be could he be could he be could he be could he could he be co	IR Test media I hospital Toda accee Tod	mes would recentially errombat the mombat th	Ild introduce new potential targets and victive ptors, and so an increase in crime at the subhance community cohesion and wellbeing elocal risk of crime. SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5 Te, Cottingley Surgery, putting it outside the rid Royal Infirmary Silverse range of semi-natural habitats with the could improve both physical and mental series. SP6, SP14, SP16, EC3, DS5, C02 Terror School, is 1.1km south-west of the site som south of the site.	ms of crime at a site cannot be rule, or increase 16a, 16b 16a, 16b e target distance. opportunities for health for the 17a, 17b The nearest 18a, 18b ployment north-west of the ne extent to which					

OA Obiantina	Baseline		SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	as by inc	creasing th	ie demai However	nd for loc	al goods	and se	d have a minor beneficial impact on the local rvices and enhancing the pool of potential ento which the loss of agricultural land could it	mployees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/042 – Queens		PDL, car park and			Preferred
Road/Ferncliffe Road -	0.93	vegetation	50% Mix	63 dwellings	Option: SH7/H
Saltaire					

Summary of assessment for SH/042:

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being within the CAZ. No other significant adverse effects predicted. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The site is 40m south of the Saltaire WHS and Conservation Area. Development at the site would be unlikely to be viewable from the WHS due to the presence of existing built form screening the site, but this would require careful consideration as part of any planning application. Given the site's current condition, there is the potential for improvements to its visual amenity value, as well as improvements to the local 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.

Minor adverse effects have been predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents here with good access to jobs, shops, buses, and cultural spaces, with particularly good access to schools and health facilities.

CA Objective	Baseline	Effect on SA Objective									
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3e			
Buildings							ite with urban grade ALC soils. It is likely th	at at least 0.4ha			
	of the sit	e is green	field, ma	king deve	elopment	an ineff	icient use of land.				
4 Climate change		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience		Site is in FZ1. A limited portion of the site is at a high and medium risk of surface water flooding. It is not certain if this could be entirely avoided through a careful layout of development.									
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							within 100m of the site boundary. The conser consumption at this location in relation to				
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6		•			idential d	evelopm	ent here could reduce the site's biodiversit	y value and could			
Biodiversity		ocal habita		•				_			
&		The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI. Further									
geodiversity			-	isks shou	ild be un	dertaken	at the site level and consultation with Natu	iral England			
		cen if nece	•	o boo ida	ontified th	oot likoly	significant effects on the South Pennine M	ooro SDA/SAC			
		ered and t	• .			-	•	UUIS SPAVSAU			
	a. 5 a. 199	+	P	LT	IR IR	M	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b			

	Baseline	Effect on	SA Object	ive				
SA Objective	trend	trend Score of effect Bright Score of effect Score of e		Mitigating or enhancing Local Plan policies	Mitigation code(s)			
7 Landscape & townscape	local res	sidents due	to the lo	ss of gre	enfield l	and; but	nal Park. There may be a reduction of visugiven the residential development would bed, the alteration to character would be like	e surrounded by
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Listed B be adjace develope the oppo- consider the setti	uildings, we cent to exist ment at the ortunity to it ration would not of the s	rithin the sting simile site ma mprove to the deciration of the site of the si	Saltaire lar built for the visua uired as heritage	Conserva form, and ore not be I amenity part of a assets a	ation Are I there is viewab value o ny plann nd histor	and the Saltaire Conservation Area. A range, are in proximity to the site. Development built form in between the site and the WH le from the WHS or Conservation Area. The fithe site, given its current condition. Howeving application for the potential impacts of ic areas just north of the site. Given the signer cannot be entirely ruled out at this stage.	of at SH/042 would S. The ere may also be ever, careful development on gnificant value and
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
Air quality	would be	e expected ted with ho	l to resul mes and	t in a mir I transpo	or increa rt moven	ase in air nents. Th	an AQMA. The construction and occupati pollution in relation to existing levels due to e site is also situated within a CAZ, reduct quality targets.	o pollution
		++	Р	LT	IR	М	SC2, HO9, TR1, TR3, DS4	10a – 10e
10 Fransport	Shipley		ation. Th	•	•	-	t services. The nearest railway station is 1 properties or pedestrians, but somewhat limited for cycles.	
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	on the ty meet the	pes and to minimum	enures of criteria	f the hou of policie	sing is pi s HO4 ai	rovided ii nd HO5 (I ion towards satisfying Bradford's housing r n line with the Local Plan policies. The dev (10 or more homes, or an area of more tha nouses to reflect local need.	elopment would
12 Accessible		+	Р	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
services	The site	has good	access t	o the ran	ge of se	rvices ald	ong Bingley Road 100m north of the site.	
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	encoura pressure of A650	ging partic e on local s	ipation a services uld poten	nd comn and facili tially imp	nunity int ties or co act on th	eraction, ould alter	with high quality housing within an existing without the development being of a scale the local sense of community and place. So of life of new residents here as a result expense.	that may put Site is within 100m

	Baseline	Effect on S	SA Object	ive									
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure		Site has good access to culture and leisure opportunities in the local area, including the local places of worship, public houses and cafes along Bingley Road 100m north of the site.											
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a					
15 Safe & secure	location	where cur	rently the	ere are no	one, but	could po	tice new potential victims or targets of crime tentially enhance community cohesion and mbat 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	site wou for outdo health fo	ld provide oor exercis	residents e and co ents of th	s with exo	cellent ac	ccess to ment opp	st being Saltaire Medical Practice 216m ea a diverse range of semi-natural habitats wit cortunities, which could improve both physic site is within the target distance of a hospita	th opportunities cal and mental					
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education	Site is 3	00m south	east of S	Saltaire F	Primary S	School ar	nd 1km south of Titus Salt School.	<u> </u>					
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment	Residences at the site will have good access to employment in Shipley town centre and the Shipley Employer zone 1.6km east.												
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy		ng the dem					I I have a minor beneficial impact on the loca and enhancing the pool of potential employe						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/045 – The Old School		PDL, including			<u>Preferred</u>
Building - Wrose Brow	0.21	existing buildings	Brownfield	10 dwellings	Option: SH8/H
Road					<u>3П0/П</u>

Summary of assessment for SH/045:

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 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 services and amenities, education facilities and employment areas.

As a PDL site containing a building, there are opportunities here for achieving biodiversity net gains and improving the local townscape character, depending on the how the development is designed and implemented.

The site falls within the buffer zone for the Saltaire WHS. Although the WHS is 1.4km north-east and potential for adverse effects as a result of development here is limited, this may still require consideration as part of any planning application.

		Effect on	SA Object	ive							
SA Objective	Baseline trend	Score of effect	σ - 5		Mitigating or enhancing Local Plan policies	Mitigation code(s)					
3 Land &		+/-	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3e			
Buildings					_		oincides with a sandstone MSA. Site would on the MSA.	be an efficient use			
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. Given the size of the site in relation to the areas, 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										
5 Water		-	Р	LT	IR	М	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 – 6f			
Biodiversity &	Site is PDL containing buildings. It is considered likely that it is of limited biodiversity value in its current condit New development here would be a good opportunity to deliver biodiversity net gains at the site such as through										
geodiversity	The HRA	duction of A Screenir ered and t	g proces	ss has id		-	y significant effects on the South Pennine Mage.	loors SPA/SAC			
	39	+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a			

		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)	
7 Landscape & townscape	National scope fo develope local tow the new	Parks or A or new devenent at the Anscape of developm	AONBs. elopmen e site wo naracter, ent is of	The site at to adve all be a such as a high q	is PDL a ersely alt n opport by incoluality de	and conta ter the lo- unity to e rporating sign (as	scernible effect on any landscape designation ains an existing building. There may therefor cal character. It is considered to be likely the ensure that this location has a more positive GI elements of high visual amenity value or required by various Local Plan policies). The elopment.	re be limited at new influence on the r by ensuring that	
8 Cultural heritage	The site and so the careful c	falls withir he potentia	n the buf al for adv on as pa	fer zone /erse effo irt of any	for the Sects as a planning	Saltaire V a result o g applica	SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a Listed Building or Co VHS. The WHS is approximately 1.4km nor f development at the site may be limited, bu tion at the site. The site is PDL and new de	th-west of the site at this may require	
9 Air quality	homes v		xpected	to result	in a min	or increa	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and case in air pollution in relation to existing leve		
10 Transport	Saltaire	Railway S	tation. S	-	-	-	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 nt services. The nearest railway station is 7 edestrians, but somewhat limited for cyclists		
	amount	of cycle pa	P	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	types an minimum	d tenures n criteria o	of the ho	ousing is s HO4 ar	provide nd HO5 (d in line v (10 or mo	wards satisfying Bradford's housing needs, with the Local Plan policies. The development or homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the	
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
services	The site	is within 6	00m of I	key servi	ces and	amenitie	s in both directions along Leeds Road.	1	
13 Social cohesion	interaction could alt Site is w	on, withou er the loca	t the deval sense of A657	elopmer of comm , which	nt being on the could po	of a scale of place. otentially	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 ommunity, encouraging participation and co e that may put pressure on local services are impact on the quality of life of new residents bances.	nd facilities or	

		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)					
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, places of worship and outdoor leisure spaces, including those along Leeds Road and in the centre of Shipley.											
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a					
15 Safe & secure	location out. How	where the vever, new	re are cu develop	irrently noment co	o reside ould pote	ntial recontially er	ald introduce new potential targets and victing eptors, and so an increase in crime at the singular thance community cohesion and wellbeing, be local risk of crime.	te cannot be ruled					
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	east of S Resident countrys	Shipley Hoots ts at the si ide with op	spital. te would oportunit	l have su	ufficient a	access to xercise a	ical centre, Windhill Green Medical Centre. o a diverse range of semi-natural habitats in and community engagement, which could im evelopment.	the local					
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education		-	-				ary School, is 320m south-east of the site. The site. The site.	The nearest					
		+	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 opportunities in the centre of Shipley, including the Shipley Employment Zone which is 160m north of the site, 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	as by inc	creasing th sinesses. <i>A</i>	e demai An impro	nd for loo	cal good: in the bu	s and se ilt envirc	I ld have a minor beneficial impact on the locativities and enhancing the pool of potential enhancing the pool of potential enhancing the pool of potential enhanced attractiver help tackle local deprivation.	mployees for					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/048 – New Close Road, Nabwood	4.12	Green and open space including an area of woodland and one very small area of hardstanding	Greenfield, Green Belt	144 dwellings (based on 35dph)	Discounted

Summary of assessment for SH/048:

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here 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 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 and education facilities and employment areas. However, the site's access to transport links is somewhat limited, and residents may find they need to travel beyond the target distance for services and amenities.

The site is greenfield and Green Belt with areas of deciduous woodland priority habitat, and therefore minor adverse effects have been predicted for a range of natural environment themed SA Objectives.

The site is viewable from a Grade II* and a Grade II Listing Building nearby, and development here could adversely alter the setting of these heritage assets. It should also be noted that the Saltaire WHS buffer zone adjoins the north-eastern perimeter.

OA Objective	Baseline	Effect on	SA Object	tive							
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land & Buildings	large are	ea of (>0.4	ha) gree	nfield lar	nd within	the bou	HO5, HO6, HO7, TR2 3, which could include BMV soils, and 'Urbandary and therefore development on this are. Site coincides with coal and sandstone M	ea would be			
4 Climate		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	water flo boundar careful la	Site is in FZ1 and has a very limited extent of land, along the western perimeter, that is at high risk of surface water flooding. Additionally, there are a few very limited areas of low surface water flood risk within the Site's boundary. Given the size of the site in relation to the areas, 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	Two small, unnamed surface waterbodies are adjacent to the site boundary and a number of other small waterbodies are within 100m of the site. Development here could pose a risk to water quality. Development at 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			

	Baseline	Effect on	SA Object	tive						
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
6 Biodiversity & geodiversity	its currer ecologic eastern direct los indirectly The site consider	nt condition al connect and south- sses or tre affected stalls	n. New convity. The western es or imposuch as the SSS e likely r	developmere are to corners pacts on through SI Impac	nent here wo areas , and ne root zor impacts et Risk Ze	e could resolve developments. TPC on root zones for	luding trees and it is likely to be of some bid educe biodiversity value at the site and reductuous woodland priority habitat in the site, ir spment could adversely affect this woodland trees adjoin the site's southern perimeter a cones. the South Pennine Moors SAC/SPA/SSSI. In at the site level and consultation with Nature	ce local the north- such as through nd could also be		
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National and Gre (some or characte	Parks or A en Belt lan f which is ⁻ er. The site	AONBs. Id that co IPO), ar Is adjac	However ontains (and it wou eent to ex stage a	r, reside I eleme Id theref kisting re	ntial deve ents of po fore be lil esidential dverse e	scernible effect on any landscape designation elopment at this site could result in the loss of tentially high visual amenity, including trees kely to adversely alter the local townscape a built form, which would help to limit the magnification the local landscape and townscape	of open greenfield and woodland nd landscape gnitude for cannot be ruled		
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	Grade II	Listed Bui wable fron	Iding 'Ne	ew Close	Farmho	ouse'. De	g 'Barn Immediately East of New Close Far evelopment of this large open greenfield site The Saltaire WHS buffer zone adjoins the si	, which appears		
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality		ment targe				-	nent at this location could make achieving ai pollution associated with the construction a			
		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	The southernmost boundary of the site is over 400m from the closest bus stop. The nearest railway station is 1.8km north-east at Saltaire Railway Station. Site appears to be accessible via walking and cycling, although the local topography (site is on a hill), and the lack of designated cycle paths in the local area, could potentially deter people from walking or cycling regularly.									
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	types an minimun	d tenures n criteria o	of the ho f policies	ousing is HO4 ar	provide nd HO5 (d in line to the district of t	wards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), to reflect local need.	nt would meet the		

	Baseline	Effect on	SA Objec	tive									
SA Objective	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	Residents would need to travel 1.2km north-east towards the centre of Shipley or 1.2km west into the centre of Cottingley to access a broad range of services and amenities.												
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	interaction could alt	on, withou ter the loca impact on	t the deval sense	elopmer of comm	nt being nunity an	of a scal id place.	community, encouraging participation and of e that may put pressure on local services a However, the site is within 30m of the A65 s as a result of exposure to air pollution and	nd facilities or 0, which would be					
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
eisure	restaura	nts, places	s of wors	ship and	outdoor	leisure s	range of culture and leisure opportunities in spaces, such as those in the centres of Cott countryside and PRoW network.	•					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new dev	where the elopment	re are co	urrently n	one, an enhance	d so an i e commu	uld introduce new potential targets and victi ncrease in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na	l out. However,					
	and so c	could help	to comb										
	und 30 c	+	P	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	Site is 1	+ .3km east	P of the ne	LT earest me	edical ce	entre, Co		·					
l 6 Health	Site is 1 site is 3 Residen outdoor	+ .3km east km north o	P of the not fa gene te would not comi	LT earest me ral hospi d have go munity er	edical ce tal, Brac	entre, Co	CO1, CO2, CO3, DS1, DS5 ttingley Surgery, putting it outside the target	et distance. The opportunities for					
	Site is 1 site is 3 Residen outdoor	+ .3km east km north o ts at the si exercise a	P of the not fa gene te would not comi	LT earest me ral hospi d have go munity er	edical ce tal, Brac	entre, Co	CO1, CO2, CO3, DS1, DS5 ottingley Surgery, putting it outside the targe yal Infirmary diverse range of semi-natural habitats with	et distance. The opportunities for					
7	Site is 1 site is 3k Residen outdoor resident.	+ .3km east km north o ts at the si exercise a s of the de	P of the no f a gene te would comi velopme	LT earest moral hospi I have go munity erent. LT	edical ce tal, Brac ood acce ngageme	entre, Codford Royess to a dent, which	CO1, CO2, CO3, DS1, DS5 Ittingley Surgery, putting it outside the targe yal Infirmary diverse range of semi-natural habitats with the could improve both physical and mental I	opportunities for nealth for the					
7	Site is 1 site is 3k Residen outdoor resident.	+ .3km east km north o ts at the si exercise a s of the de	P of the no f a gene te would comi velopme	LT earest moral hospi I have go munity erent. LT	edical ce tal, Brac ood acce ngageme	entre, Codford Royess to a dent, which	CO1, CO2, CO3, DS1, DS5 ottingley Surgery, putting it outside the target val Infirmary diverse range of semi-natural habitats with the could improve both physical and mental I SP6, SP14, SP16, EC3, DS5, CO2 ary School, is 950m south-west of the site.	opportunities for nealth for the					
6 Health 7 Education 8 Employment	Site is 1 site is 3k Residen outdoor resident: The near secondary Site would opporture.	+ .3km east cm north of the sexercise at the sexercise at sexercise at sexercise at sexercise at the defendence of the defendence of the sexercise at the sexe	P p of the not f a gene te would not comi velopme. P p school Dixons	LT earest meral hospi I have go munity erent. LT ol, Cotting Cottingle LT ts with go of Shiple	edical ce tal, Brace ood acce ngageme IR gley Villa y Acade IR ood acce y, include	entre, Codford Royess to a dent, which the learning the l	CO1, CO2, CO3, DS1, DS5 ottingley Surgery, putting it outside the targe yal Infirmary diverse range of semi-natural habitats with could improve both physical and mental I SP6, SP14, SP16, EC3, DS5, CO2 ary School, is 950m south-west of the site. 00m west of the site.	opportunities for nealth for the 17a, 17b The nearest 18a, 18b ployment					

SA Objective	Baseline	Effect on S	SA Object	tive				
	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	as by inc						d have a minor beneficial impact on the locarvices and enhancing the pool of potential en	• .

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/052 – Shipley Tax Office, Shipley	4.73	Shipley Tax Office, including existing buildings and car parking	Brownfield	266 dwellings	Preferred Option: SH9/H

Summary of assessment for SH/052:

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.

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being entirely situated within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. An additional major adverse effect arises for the climate change resilience SA Objective due to the site falling almost entirely within FZ2 and partially within FZ3a. Some limited areas are at medium to high risk of surface water flooding, and it is unclear if this land could be entirely avoided by careful layout due to the dispersion of the flood risk.

The site falls within the Saltaire WHS buffer zone with the western corner coinciding with the WHS. The southern perimeter of the site adjoins the Saltaire and Leeds Liverpool Canal Conservation Areas, and three Grade II Listed Buildings are adjacent. Given the highly sensitive nature of the WHS and the uncertainty around how the development would be implemented, a major adverse effect was also predicted for the cultural heritage 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 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 local services. As a PDL site, it is considered likely that new development would provide an opportunity to further enhance the biodiversity of the site, though it is unclear how it may affect the local townscape character as the site currently houses Shipley Tax Office, a prominent building in the local townscape.

The site is located between the Leeds and Liverpool Canal and the River Aire, meaning careful consideration around protecting water quality would be required.

SA Objective	Baseline	Effect on	SA Object	tive							
Score of effect use and address and addres		Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &		+	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3f			
Buildings							oes not coincide with an MSA. Existing build or construction materials.	lings within the			
			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
4 Climate change resilience	The Site falls almost entirely within FZ2 and partially within FZ3a. Approximately 30% of the site is at low risk of surface water flooding with some limited areas which are at medium to high risk of surface water flooding. There are areas of low and medium risk of surface water flooding within the site's boundary, and it is unclear if this land could be entirely avoided through a careful layout of development given the number of dwellings being considered and the dispersion of the flood risk.										
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	water qu	ality. Site	is not wi	thin a GS	SPZ. Dev	/elopme	nal and the River Aire. Development here cont at the site would be expected to result in kisting levels.	•			

	Baseline	Effect on S	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	here, who the site. The site of the like necessare.	ich would falls withir ely risks sl ry.	incorpor a SSSI hould be	ate GI el Impact l underta	lements, Risk Zon ken at th	would be for the site let	Ind trees. It is considered to be likely that nere an opportunity to further enhance the biodaysouth Pennine Moors SPA/SAC/SSSI. Furwel and consultation with Natural England urans significant effects on the South Pennine Mage.	diversity value of ther consideration ndertaken if
		+/-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	townsca the site's may be a GI element depende	pe. It is un s existing u an opportu ents and h ent on impl	clear the use there unity to b igh quali ementat	e extent to may be etter ens ty design ion. The	somewhate somewhate the somewhate the somewhate the somewhate the somewhate some	existing hat limite site has a uired by rently has	Inffice, which is a large building that is proming structures at the site would be reused or rest at scope for altering the local townscape. Note a positive influence on the local townscape, various Local Plan policies), although this is a areas of open space and trees and the local that both positive and adverse effects.	placed but given ew development by incorporating as somewhat as of this could
	southern	perimete	of the s	ite adjoii	ns the Sa	altaire ar	SP2, SP10, EN3, EN4, EN5, EN6, DS3 he western corner of the site coincides with ad Leeds Liverpool Canal Conservation Area in perimeter of the site.	
8 Cultural heritage	be incorp be an op Howeve	porated intoportunity for, that is dependently the contraction of the	o new d or enhai ependinç	evelopm ncing the g on impl	ent here charact ementat	. It is rec er and so ion of de	ee. At this stage it is uncertain how the exist ognised that through high-quality developmenting of the nearby historic areas and heritavelopment and there is uncertainty behind falls within its boundaries, an adverse effective.	ent, there could age assets. his. Given the
9 Air quality		ment targe					SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 lopment at this location could make achieving pollution associated with the construction as	
	new non	+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Saltaire		tation. S	•	•	•	I nt services. The nearest railway station is 7 edestrians, but somewhat limited for cyclist	
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

	Baseline	Effect on	SA Objec	tive							
SA Objective	trend Score of effect						Mitigation code(s)				
	types an minimun	nd tenures n criteria o	of the ho	ousing is s HO4 ar	provide nd HO5	d in line (10 or mo	wards satisfying Bradford's housing needs, with the Local Plan policies. The developm ore homes, or an area of more than 0.5ha), to reflect local need.	ent would meet th			
2 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
services	The site centre	is within 6	00m of a	a broad r	ange of	key serv	ices and amenities, including those situate	d in Shipley town			
10.0:-1		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
3 Social cohesion	interaction		t the dev	elopmer	nt being	of a scal	ommunity, encouraging participation and cethat may put pressure on local services a	-			
4 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
eisure	culture a		opportu	nities ind	cluding p	oubs, res	l esidents would have excellent access to a taurants, places of worship and indoor and ltaire.	-			
		+/-	Р	LT	IR	М	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 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, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b			
16 Health		-	-				I ents would be within 800m of the nearest n st of Shipley Hospital.	nedical centre,			
	Residents at the site would have access to a diverse range of semi-natural habitats with opportunities for outdoo exercise, such as at nearby Roberts Park, which could improve both physical and mental health for the residents of the development.										
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education		rest prima Titus Salt S	-	-		-	hool, is 500m south of the site. The neares site.	st secondary			
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	opportur well as s	nities in the slightly furt	e centre her afiel	of Shiple d toward	ey, includes the reg	ding the S gional cit	broad range of high quality and diverse em Shipley Employment Zone which is 1.18km y in the south-east. It is uncertain the exter opportunities at this location.	east of the site, a			

OA Objective	Baseline	Effect on	SA Object	tive						
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as 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 to help tackle local deprivation.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/058 (CR/020) - Dockfield Road		Existing	PDL mix of		Preferred Option:
North/ Dockfield Road South	1.23	hardstanding and trees	brownfield and greenfield	50 dwellings	<u>SH10/H</u>

Summary of assessment for SH/058:

A significant adverse effect arises for the climate change resilience SA Objective due to the presence of a band of land in the active flood zone FZ3b covering 90% of the site. More detailed flood risk assessments would likely be required for the site and careful consideration given to the layout of the development.

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being within the CAZ. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

		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)			
3 Land &		+	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3f			
Buildings	Site is PDI an MSA.	_ with sma	all area cov	ered in vege	tation. ALC G	rade at the	e site is 'Urban'. Site does no	coincide with			
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	and approx	The Site falls almost entirely within FZ3b. Approximately 50% of the site is at high risk from river or sea flooding and approximately 50% is at medium risk of river or sea 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	Site is loca a GSPZ. D location in	evelopme	ent at the s	ite would be	evelopment he expected to re	ere could p esult in a m	pose a risk to water quality. S ninor increase in water consu	ite is not within mption at this			
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	current condition. 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	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, new development at this site could result in the loss of some green space 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 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	IR	М	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. The site lies 800m east of the Saltaire WHS. The potential for adverse effects as a result of development at the site may be limited, but this may require careful consideration as part of any planning application at the site. Leeds Liverpool Canal Conservation area is directly adjacent to the site, along Dockfield Road. New development at this site would be likely to alter the setting of these sensitive heritage assets to some extent.										
9 Air quality			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			

		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)
	_				-		QMA. A small south west se	
							w business premises would be	
	result in a businesses			-	elation to exis	sting levels	due to pollution associated w	vith these
10 Transport		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
TO Transport							uding those along Otley Road	
	Tallway Sta	+	P	LT	IR	H H	ood access for pedestrians at SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	The site co	ould make	a minor n	l ositive contrib	L oution towards	l s satisfying	Bradford's housing needs (7	1 62 new
	dwellings), The develo	, dependir opment w	ng on the ty ould meet	ypes and tenu the minimum	ures of the ho criteria of pol	using is pro icies HO4 a	ovided in line with the Local F and HO5 (10 or more homes, ordable houses to reflect loca	Plan policies. , or an area of
12 Accessible	more than	+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services							amenities in highly accessib	le locations,
	including ti			Otley Road			SP2, SP6, SP9, DS1, DS5,	40
13 Social		+	Р	LT	IR	Н	CO1, CO2, HO4	13a
cohesion	interaction	, without t	he develop		of a scale that		uraging participation and con ressure on local services and	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
eisure							and leisure opportunities inclu Green 600m north.	uding
		+	Р	LT	IR	L	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a
15 Safe & secure	location when hew development of the surveillance vacant PD	here there opment co ce, and so L site with	are current ould potent could help high-qual	ntly none, and tially enhance to combat the ity and secure	d so an increa community on the local risk of the developmer	ase in crime cohesion ar f crime. The nt, and pote	w potential targets and victims at the site cannot be ruled on wellbeing, or increase nature new development would repentially improve pride in the londerelict which could exacers	ut. However, ural ourpose a ocal area. If the
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	within 800 would have	m in Shipl e good ac / engagen	ey. The sit	e is 1km awa diverse range	y from the ne of semi-natu	arest hospi ral habitats	al Centre. There are also sev ital (Shipley Hospital). Reside with opportunities for outdoo and mental health for the res	ents at the site or exercise and
47.51	,	+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
17 Education				/ycliffe CE Pri 800m south		n west of th	ne site. The nearest secondar	ry school,
18		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment							igh quality and diverse emplo east of the site.	pyment
9 Economy		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
			·	1	1	ı		1

		Effect on	SA Objectiv	ve				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	such as by for local bu	/ increasir usinesses	g the dem . An impro	and for local over	goods and se built environi	rvices and ment could	beneficial impact on the local enhancing the pool of potent lead to an improved attractiv e local deprivation.	ial employees

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/066 (CR/041) – Docklane	0.15	Existing hardstanding and trees	PDL mix of brownfield and greenfield	15 dwellings	Preferred Option: SH18/H

Summary of assessment for SH/066:

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

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.

No significant adverse effects predicted for the site.

		Effect on	SA Objectiv	ve						
SA Objective	Certainty Certai		Mitigating or enhancing Local Plan policies	Mitigation code(s)						
3 Land &		+	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3f		
Buildings	Site is PDL an MSA.	with sma	all areas co	overed in vege	etation. ALC	Grade at th	ne site is 'Urban'. Site does no	ot coincide with		
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	levels. Are proximity to	as directly the Rive	surround Ar Aire. Giv	ing the site ar	e at medium f the site in re	and high ri	mpermeable surfaces, compaisk of surface water flooding, areas, it is expected that it	due to its close		
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources		SPZ. Deve	elopment a	at the site wou			d pose a risk to water quality. t in a minor increase in water			
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	the site's eastern perimeter (along Dockfield Terrace) (with a further two within 30m) and could also be indirectly affected such as through impacts on root zones. Site contains some GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.									
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National Pa of potentia townscape	arks or A0 lly high vis and land for poten	ONBs. Hov sual amen scape cha	wever, new de ity, including t racter. The si	evelopment at trees, and it w te is adjacent	t this site co would there to existing	on any landscape designatio ould result in the loss of som fore be likely to adversely alt built form, which would help fect on the local landscape ar	e GI elements er the local to limit the		
		-	Р	LT	IR	М	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. The site lies 1.1km east of the Saltaire WHS. The potential for adverse effects as a result of development at the site may be limited but this may require careful consideration as part of any planning application at the site. Leeds Liverpool Cana Conservation area is 60m south of the site, along Dockfield Road. New development at this site would be likely to alter the setting of these sensitive heritage assets to some extent.									

9 Air quality Development would be unlikely to have a discernible impact on an AQMA or CAZ. The construction are occupation of new business premises would be expected to result in a minor increase in air pollution in to existing levels due to pollution associated with these businesses and transport movements.	– 9c nd n relation – 10d e nearest relists. ew
Development would be unlikely to have a discernible impact on an AQMA or CAZ. The construction are occupation of new business premises would be expected to result in a minor increase in air pollution in to existing levels due to pollution associated with these businesses and transport movements. 10 Transport	nd n relation - 10d e nearest clists. ew policies.
occupation of new business premises would be expected to result in a minor increase in air pollution in to existing levels due to pollution associated with these businesses and transport movements. 10 Transport	n relation - 10d e nearest clists. ew policies.
Site is within 400m of multiple bus stops with frequent services, including those along Otley Road. The railway station is 500m south at Shipley Railway Station. Site has good access for pedestrians and cyr he plant in the site could make a minor positive contribution towards satisfying Bradford's housing needs (762 ne dwellings), depending on the types and tenures of the housing is provided in line with the Local Plan provided in line with the Local	e nearest
Site is within 400m of multiple bus stops with frequent services, including those along Otley Road. The railway station is 500m south at Shipley Railway Station. Site has good access for pedestrians and cyneral properties of the could make a minor positive contribution towards satisfying Bradford's housing needs (762 need dwellings), depending on the types and tenures of the housing is provided in line with the Local Plan properties than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need bervices 12 Accessible services 13 Social cohesion 14 Culture & eisure 15 P LT IR H SP2, SP6, SP9, DS1, DS5, C01, C02, H04 16 Site would situate new residents within an existing community, encouraging participation and community and place. 16 LT IR H SP9, SP10, SP15, C01, EC4, TR4, EN6, DS2, DS3, DS4 16 Culture & eisure 17 Residents at the site would have good access to a range of culture and leisure opportunities including restaurants, churches and outdoor leisure spaces, including Windhill Play Area.	ew policies.
The site could make a minor positive contribution towards satisfying Bradford's housing needs (762 ne dwellings), depending on the types and tenures of the housing is provided in line with the Local Plan p The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need to services 12 Accessible services 13 Social cohesion 14 Culture & eisure 15 R H HO5, HO7, HO8, HO9, HO9, HO9, HO9, HO9, HO9, HO9, HO9	ew policies.
dwellings), depending on the types and tenures of the housing is provided in line with the Local Plan p The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or ar more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need + P LT IR H SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 12a Site would have good access to a diverse range of services and amenities in highly accessible location including those within 500m on Otley Road and Leeds Road. Site is somewhat restricted to the north because including those within 500m on Otley Road and Leeds Road. Site is somewhat restricted to the north because including those within an existing community, encouraging participation and communinteraction, without the development being of a scale that may put pressure on local services and facility or could alter the local sense of community and place. 14 Culture & Residents at the site would have good access to a range of culture and leisure opportunities including restaurants, churches and outdoor leisure spaces, including Windhill Play Area.	olicies.
2 Accessible dervices Site would have good access to a diverse range of services and amenities in highly accessible location including those within 500m on Otley Road and Leeds Road. Site is somewhat restricted to the north by River Aire. 1	
Site would have good access to a diverse range of services and amenities in highly accessible location including those within 500m on Otley Road and Leeds Road. Site is somewhat restricted to the north be River Aire. 13 Social cohesion A	ļ.
Site would situate new residents within an existing community, encouraging participation and communinteraction, without the development being of a scale that may put pressure on local services and facility or could alter the local sense of community and place. 14 Culture & Residents at the site would have good access to a range of culture and leisure opportunities including restaurants, churches and outdoor leisure spaces, including Windhill Play Area.	
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 facility or could alter the local sense of community and place. 14 Culture & Residents at the site would have good access to a range of culture and leisure opportunities including restaurants, churches and outdoor leisure spaces, including Windhill Play Area. 150 160 170 180 180 180 180 180 180 18	
+ P LT IR H SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 14a Residents at the site would have good access to a range of culture and leisure opportunities including restaurants, churches and outdoor leisure spaces, including Windhill Play Area. P	ity ities
restaurants, churches and outdoor leisure spaces, including Windhill Play Area. P	
The construction and occupation of new homes would introduce new potential targets and victims of c an increase in crime at the site cannot be ruled out. However, new development could potentially enhances of crime. The new development would repurpose a vacant PDL site with high-quality and secure development and potentially improve pride in the local area. If the site were to not be allocated and redeveloped, the would remain derelict which could exacerbate local crime rates.	ance local risk lopment,
CO3, DS1, DS5	, 16b
Site is 300m north of the nearest GP surgery, Windhill Green Medical Centre. There are also several 0 within 800m in Shipley. The site is 1.3km away from the nearest hospital (Shipley Hospital). Residents site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor and community engagement, both of which could improve both physical and mental health for the residue development.	at the
+ P LT IR H SP6, SP14, SP16, EC3, DS5,	
The nearest primary school, Wycliffe CE Primary, is 1.1km west of the site. The nearest secondary school Christ Church CE Academy, is 700m south of the site.	
18 EG3, EG4	dents of a, 17b
Employment Site would provide residents with good access to a broad range of high quality and diverse employment opportunities. Shipley Employment Zone is adjacent to the Site's eastern perimeter.	a, 17b hool,
9 Economy + P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 19a,	a, 17b hool,

		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)
	such as by for local bu	increasir usinesses	ng the dem . An impro	and for local over	goods and se built environr	rvices and ment could	beneficial impact on the local enhancing the pool of potent lead to an improved attractiv e local deprivation.	ial employees

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/067 (CR/047) – Land between Leeds		PDL with	5		Preferred
Road and Dock Lane	0.71	buildings	Brownfield	60 dwellings	Option: SH19/H

Summary of assessment for SH/067:

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

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.

The site is PDL containing existing buildings, so new development here would provide opportunities for achieving biodiversity net gains and enhancing the local townscape character, depending on the design and implementation of the development.

		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)			
3 Land & Buildings	impacts or likely to be commence	the coal issues w e. It is unk	MSA with with with soil con nown if the	which it coinc tamination w	ides. 75% of hich would ne dings on-site	SH/067 is eed to be re	H05, H06, H07, TR2 se of land, depending on the on a landfill site and therefore mediated before developments of the but the re-use of mater	there are			
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience	Site is in F	∠1 not at	risk of surf	ace water floo	oding. I IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	increase ir resources	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. As a former landfill site, the water resources within the site could potentially be contaminated, which could pose a threat to human health, particularly during construction.									
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	condition. as through The HRA	New deve the introd Screening	elopment he duction of (process h	ere would be 31 elements.	a good oppor	tunity to de	nited biodiversity value in its of eliver biodiversity net gains at cts on the South Pennine Mo	the site such			
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2. DS3	7a, 7b			
7 Landscape & townscape	National P to ensure t incorporati	arks or A0 hat this lo ng GI eler sign (as re	ONBs. It is cation has ments of his quired by	considered to a more positing gh visual amo various Local	o be likely tha ive influence enity value or	t new deve on the loca by ensurin	on any landscape designation elopment at the site would be al townscape character, such ag that the new development omewhat dependent on the d	an opportunity as by is of a high			
			Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5,				

		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)
8 Cultural heritage	effects as part of any	a result of planning	developm application	ent at the When at the site. 5	HS site may b 50% of the sit	e limited, b e is within l	the Saltaire WHS. The poten ut this may require careful co Leeds Liverpool Canal Conso ese sensitive heritage assets	onsideration as ervation area.
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	occupation	of new b	usiness pr	emises would	be expected	I to result in	AQMA or CAZ. The construct a a minor increase in air pollu and transport movements.	
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport		eds Road.	The near				uding two bus stops directly a nipley Railway Station. Site h	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
I1 Housing	dwellings), The develo	, dependir opment w	ng on the ty ould meet	ypes and tenu the minimum	res of the ho criteria of pol	using is pro icies HO4 a	Bradford's housing needs (7 ovided in line with the Local F and HO5 (10 or more homes ordable houses to reflect local	Plan policies. , or an area of
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services	Site would including to				ange of servic	es and am	enities in highly accessible lo	ocations,
13 Social		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
cohesion	interaction	, without t	he develop		of a scale that		uraging participation and cor ressure on local services and	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
eisure							and leisure opportunities incl I Recreation Grounds.	uding
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	an increas	e in crime	at the site	cannot be ru	led out. How	ever, new d	v potential targets and victim levelopment could potentially , and so could help to comba	enhance
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	400m in Sl have good	hipley. Th access to engagen	e site is 1k o a diverse	m away from range of sen	the nearest h ni-natural hab	nospital (Sh itats with o	al Centre. There are also sev lipley Hospital). Residents at pportunities for outdoor exen- and mental health for the res	the site would cise and
17 Education		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
i r Euucalion							ool, is 600m south west of the the the court of the site.	e site. The
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b

		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)		
18							igh quality and diverse emplo	yment		
Employment	opportuniti	es. Shiple	y Employr	nent Zone is	adjacent to th	e Site's no	rthern perimeter.			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	such as by for local bu	increasinusinesses.	ction and occupation of new homes could have a minor beneficial impact on the local economy, ncreasing the demand for local goods and services and enhancing the pool of potential employed inesses. An improvement in the built environment could lead to an improved attractiveness to the could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/063 (CR/031) -Buildings along	0.40	PDL, vacant	Danieli		Preferred Option:
Briggate	0.13	with buildings	Brownfield		SH15/H

Summary of assessment for SH/063:

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

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.

The site is PDL containing existing buildings, so new development here would provide opportunities for achieving biodiversity net gains and enhancing the local townscape character, depending on the design and implementation of the development. A major adverse effect has been predicted for air quality as the site lies within a CAZ and therefore would make achieving air quality improvement targets more difficult.

		Effect on	SA Objectiv	/e				
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+/-	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3f
3 Land & Buildings	impacts or	the coal	MSA with	which it coinc	ides. It is unk	nown if the	se of land, depending on the existing buildings on-site co any development.	
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	Site is in F	Z1 not at	risk of surf	ace water flo	oding.			
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	quality. Sit	e is not w	ithin a GSI		ent at the site	e would be	elopment here could pose a ri expected to result in a minor	
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	condition.	New deve	lopment h	-	-		mited biodiversity value in its eliver biodiversity net gains a	
	The HRA	Screening	process h			nificant effe	ects on the South Pennine Mo	oors SPA/SAC
	33	+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National P to ensure to incorporati	arks or A0 that this lo ing GI eler sign (as re	ONBs. It is cation has ments of high	considered to a more positing igh visual amovarious Local	o be likely tha ive influence enity value or	t new deve on the loca by ensurir	on any landscape designatio elopment at the site would be all townscape character, suching that the new development on the comewhat dependent on the comewhat	an opportunity as by is of a high
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	WHS site is	may be lin s directly a	nited, but t adjacent to	his may requi the Leeds Li [,]	re careful cor verpool Cana	nsideration I Conserva	iffects as a result of development as part of any planning applition Area. New development to some extent.	cation at the
9 Air quality			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c

		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)
	would be e	expected to the service of the servi	o result in nes and tra	a minor incre	ase in air poll nents. The si	lution in rela	e construction and occupation ation to existing levels due to n CAZ and therefore would n	pollution
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport		ggate Roa	ad. The nea	arest railway :			uding two bus stops directly a Shipley Railway Station. Site	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	dwellings). The develo	, dependir opment w	ng on the to	pes and tenu the minimum	res of the ho criteria of pol	ousing is pro licies HO4 a	Bradford's housing needs (7 ovided in line with the Local Frand HO5 (10 or more homes ordable houses to reflect local	Plan policies. , or an area of
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services							amenities in highly accessibentre 150m south.	le locations,
13 Social		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
cohesion	interaction	, without t	he develop		of a scale that		uraging participation and cor ressure on local services and	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							and leisure opportunities inclu I Recreation Grounds and Cr	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	an increas	e in crime	at the site	cannot be ru	led out. How	ever, new d	v potential targets and victim- levelopment could potentially , and so could help to comba	enhance
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	other GP's Residents	within 80 at the site cercise and	0m in Ship would ha d commun	oley. The site ve good acce ity engageme	is 780m awa ss to a divers	y from the rese range of	ey Health Centre. There are nearest hospital (Shipley Hos semi-natural habitats with op mprove both physical and me	pital). portunities for
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
17 Education	The neare 700m from	st primary the site.	school's (The neare	School House est secondary	Shipley CE school, Chris	Primary Sc st Church C	thool and Wycliffe CE Primar E Academy, is 900m south	y) are both east of the site.
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment				ith good acce nent Zone is:			igh quality and diverse emplo	oyment
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	such as by for local bu	/ increasir usinesses	ng the dem . An impro	and for local property and for local property and the contract of the contract	goods and se built environ	ervices and ment could	beneficial impact on the loca enhancing the pool of potent lead to an improved attractive local deprivation.	ial employees

Sites assessments - North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/059 (CR/023) – Land around Crag	4.00	Open/greenspace	0 5.11	00 1 11	Preferred
Road Flats	1.23	between existing dwellings	Greenfield	30 dwellings	Option: SH11/H

Summary of assessment for SH/059 (CR/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.

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

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.

		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	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings		undary and therefore development . Site coincides with a coal MSA.	on this area					
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	areas coul	d be avoid	ed throu		I layout of	developme		
5 Water	Cito dooo r	-	P	LT CCD7 Cito	IR	M not of Brodfe	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources				n a minor in			ord Beck surface waterbody. Deve	iopment at the
	one weard		P	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	contains va condition. I woodland, disturbance The HRA S	arious GI e New devel such as th es. New de Screening	elements opment irough in evelopm process s canno	at the site of the	rees and is ould poter pot zones, uld also reed that like ut at this s	s likely to be ntially adver losses of function duce local ely significal tage.	nabitat 80m west of the site. Woodle of some biodiversity value in its of sely affect the TPO woodland and unctionally linked land or increases ecological connectivity. Interfects on the South Pennine Medical Control of the South Pennine Control of the South Penn	urrent priority s in recreational oors SPA/SAC
7 Landscape & townscape	National Pareas cont protected), existing but to be likely positive infivalue or by	arks or AC aining GI e and it wor ilt form wh that new or luence on r ensuring	NBs. Helements uld there ich surr develop the locathat the	owever, resis of potential of potential of potential force be likely ounds the siment at the sall townscape new develo	dential de lly high vis ly to adver ite would h site would e characte pment is c	velopment a sual amenity sely alter the nelp to limit be an oppo r, such as b of a high-qu	SP2, EN1, EN3, EN5, EN6, DS2, DS3 effect on any landscape designation at this site could result in the loss of the local townscape and woodland (where local townscape and landscape the potential magnitude of effects. Fortunity to ensure that this location by incorporating GI elements of high ality design (as required by various ementation of development.	n, including of adjacent which are TPO character. The It is considered has a more h visual amenity
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a
8 Cultural heritage	Canal Con adverse ef	servation a	Area is 2 setting	200m north	of the site.	Developme	e effect on any listed building. Lee ent at this site could potentially res te is located in the Saltaire World I	ult in an

		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	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
9 Air quality	new homes	s would be	expect		in a minor	increase in	A or CAZ. The construction and or air pollution in relation to existing	
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	railway sta	tion is 170	m west	at Shipley R	Railway Sta	ation. The s	along Crag Road and Owlet Road. ite has good access for pedestriar of cycle paths.	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	the types a meet the m	nd tenure ninimum c	s of the riteria of	housing is p policies HO	rovided in 4 and HO	line with th 5 (10 or mo	sfying Bradford's housing needs, on e Local Plan policies. The develop where homes, or an area of more than to reflect local need.	ment would
40 Aible		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
12 Accessible services		ties. The s					oad which offers a broad range of town centre which also offers a ra	
13 Social		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
cohesion	interaction,	without th	ne devel	ents within a opment beir of commun	ng of a sca	le that may	, encouraging participation and co put pressure on local services an	mmunity d facilities
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							Ilture and leisure opportunities incl /indhill Recreation Grounds.	luding
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a
15 Safe & secure	location wh	nere there opment co	are curr uld pote	ently none,	and so an nce comm	increase in unity cohes	ce new potential targets and victim crime at the site cannot be ruled of sion 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	nearest ho	spital (Shi oitats with	pley Hos	spital). Resid	dents at the	e site would cise and co	Medical Centre. The site is 1km and have good access to a diverse rammunity engagement, both of white development.	ange of semi-
17 Education				LT High Crags chool, is 1.7			SP6, SP14, SP16, EC3, DS5, CO2 Om south of the site. The nearest	17a, 17b secondary
18	3011001, 1016	+	P	LT	IR	H H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment				with good a			ge of high quality and diverse emples the site.	oyment
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	such as by for local bu	increasingsinesses.	g the de An impr	mand for loo ovement in	cal goods the built e	and service nvironment	minor beneficial impact on the loca s and enhancing the pool of poten could lead to an improved attraction tackle local deprivation.	tial employees

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/060 (CR/024A) – Crag Road	5.02	Existing open space	Greenfield	78 dwellings	Preferred Option: SH12/H

Summary of assessment for SH/060 (CR/024A):

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 services and amenities, health facilities and employment areas.

As a large greenfield site containing various GI elements including TPO woodland, wetland and grassland habitats and deciduous woodland priority habitat, the development has been predicted to result in major or 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.

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being adjacent to the CAZ. This could potentially make achieving air quality improvement targets within the CAZ more difficult.

		Effect on	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		s a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area be considered as an inefficient use of the land resource. Site coincides with a coal MSA.									
			Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
1 Climate change esilience	surroundin avoided th	g Bradford rough a ca of the floo	l Beck a reful lay d risk. F	it a high risk out of devel	of surface opment gi velopment	water flood ven the nur could also	I 60% is in FZ1. Site has an exter ding. It is unclear if this land could mber of dwellings being considere lead to an increase in impermeat	l be entirely ed and the			
5 Water	Site does	 not coincid	P e with a	LT GSPZ. Brad	IR dford Beck	M c is within th	SP9, EN1, EN2, EN7, EN9 site boundary. Development he	5a – 5e ere could pose a			
resources	risk to wat	er quality.	Develop	ment at the	site would	be likely to	result in a minor increase in water SP10, SP11, EN1, EN2, EN3, EN7,	er consumption.			
6 Biodiversity & geodiversity	in its curre be affected priority hal site bound Woodland its current priority wo recreations wetland ar	nt condition d by development of the development of	n. An ar opment of in the ntains volume of the control of the cont	rea of TPO verat the site surporthern extended arrious GI electron to the site of the site	voodland I uch as thro tent of the ements inc at the site o cts on root nent here	ies within the bugh impact site. There cluding trees could poten zones, loss could also r	EN9 es and it is likely to be of some bide site's eastern perimeter, which its on risk zones. There is deciduded is also wetland and grassland has and is likely to be of some bioditially adversely affect the TPO we see of functionally linked land or inteduce local ecological connectivitant effects on the South Pennine Medical ecological connectivities.	could potentially bus woodland bitat within the versity value in odland and ncreases in ty due to loss of			
7 Landscape & townscape	Development National Pagreenfield wetland ha	ed and thu ent at this arks or AC that contain	P location NBs. Heins GI elould ther	LT would not re owever, resilements of prefore be like	ut at this s IR esult in a c dential de otentially l ely to adve	tage. M discernible evelopment and visual arrsely alter t	SP2, EN1, EN3, EN5, EN6, DS2, DS3 effect on any landscape designati at this site could result in the loss amenity, including woodland, grashe local townscape and landscap the potential magnitude of effects	7a, 7b on, including of open ssland and e character. The			
	erneung se				ı		SP2, SP10, EN3, EN4, EN5, EN6,	·			

		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 Cultural neritage	Part to East Road'). Le could pote	st, Leeds F eds Liverp ntially resu	Road' ar ool Can ılt in an	nd the Grade al Conserva	e II Listed I ation Area ect on the	Building 'Nu adjoins the setting of th	boundary (Grade II Listed Buildin imber 15, including walls and gate site's northern perimeter. Develop e Conservation Area and nearby I	piers, Leeds ment at this sit			
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e			
Air quality	and therefore	ore would of new ho	make ao	chieving air	quality impected to re	provement to sult in a mir	A. The western extent of the site is argets more difficult. The construction in relation in relation over the construction in relation in	tion and			
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Due to the excellent li	sites prox nks to the	imity to closest	the Airedale Railway Sta	and Wha ition (Ship	rfedale Rail ley). The sit	ent to the site along Crag Road a way Lines along its eastern side, t e has good access for pedestrians of cycle paths.	he site has			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
1 Housing	the types a	and tenure ninimum c	s of the riteria of	housing is property for housing is policies.	provided in 04 and HO	line with th 5 (10 or mo	sfying Bradford's housing needs, on the control of	ment would			
2 Accessible		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
ervices	The site is 200m from the nearest service centre on Station Road which offers a broad range of key services and amenities. The site is approximately 200m east of Shipley town centre which also offers a range of services and amenities.										
10.0:-1		+	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.										
4 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
eisure							Ilture and leisure opportunities inc /indhill Recreation Grounds.	luding			
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
5 Safe & secure	so an incre	ease in crir	ne at th	e site canno	t be ruled	out. Howev	ce new potential targets and victin er, new development could potent llance, and so could help to comb	ially enhance			
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
6 Health	the neares semi-natur	Site is 150m south west of the nearest GP surgery, Windhill Green Medical Centre. The site is 900m away from the nearest 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, both of which could improve both physical and mental health for the residents of the development.									
7 Education		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
17 Education				High Crags School, is 1.8			Om south of the site. The nearest	secondary			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			

	Baseline trend	Effect on	SA Objec	ctive				Mitigation code(s)			
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies				
18 Employment	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities. The Shipley Employment Zone is 200m north of the site.										
		+	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 econ such as by increasing the demand for local goods and services and enhancing the pool of potential er for local businesses. An improvement in the built environment could lead to an improved attractivenes area, which could encourage further inward investment to help tackle local deprivation.											

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/061(CR/025) - Regent	0.69	PDL- Contains a range of mill buildings and	Brownfield	93 dwellings	Preferred Option:
House	0.00	connecting single story buildings	Diewinioid .	oo awamiiga	SH13/H

Summary of assessment for SH/061 (CR/025):

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

Site would be a good opportunity to deliver biodiversity net gain and improvements to the local character as well as improvements to the setting of nearby Listed Buildings/structures. The site is within Leeds-Liverpool Canal Conservation Area and there is an opportunity for a well-designed development to have a positive impact on the setting of these assets.

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 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 local services and amenities and employment areas.

		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)				
3 Land &		+	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3f				
Buildings							ngle story buildings. There ma coincide with an MSA (but is					
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e				
change resilience		The site is in FZ2. Site has a very limited extent of land at a low risk of surface water flood. Given the size of the										
	site in rela	tion to the	areas, it is	expected the			rough a careful layout of deve					
E Motor	Cita ia CO	-	Hand Divers	LI Nina Cita i - 4	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	to water qu	Site is 80m south of the River Aire. Site is 10m north of the Bradford 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.										
	moroaco n		Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
6 Biodiversity	Developme	ent at this	site provid	le an opportu	nity to enhand	ce the biod	iversity value of the site.	•				
& geodiversity	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	33	+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b				
& townscape	Site would not affect an AONB or National Park. Providing the development is in-keeping with the existing built											
	form of the	local are	a, the site	would provide	e an opportun	ity to impro	ve the local character.					
		+/-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
Directly adjacent to the site boundary is the Grade II Listed Building 'Leeds and Liverpool canal, Car Number 208, 200m west of junction with Dock Lane'. The site is located within the Leeds-Liverpool Conservation Area and is also located in the Saltaire World Heritage Buffer Zone (900m west). The currently brownfield land and new development may be an opportunity to enhance the local setting of Conservation Area. A well-designed residential development at this site would bring new investment help to enhance and preserve the setting of the remaining heritage assets. The potential for adverse a result of development at the site may be limited, but this may require careful consideration as part planning application at the site								ol Canal he site is ng of the ent that could erse effects as				
9 Air quality		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				

		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)				
	occupation	n of new b	usiness pr	emises would	be expected	I to result in	AQMA or CAZ. The construct a a minor increase in air pollu and transport movements.					
I0 Transport	Site is with	++ nin 200m (P of multiple	LT bus stops wit	IR h frequent se	H rvices, inclu	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 uding those along Otley Road	10a – 10d				
							ood access for pedestrians a					
		+	Р	LT	IR	н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
1 Housing	the types a meet the n	The site could 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 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		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
services		Site would have excellent access to a diverse range of services and amenities in highly accessible locations, including those within 500m on in Shipley centre.										
12 Canial		+	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				
eisure							ure and leisure opportunities I Recreation Ground 300m s					
		+/-	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, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	within 500 site would and comm	Site is 200m north of the nearest GP surgery, Windhill Green Medical Centre. There are also several GP's within 500m in Shipley. The site is 1.1km away from the nearest 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, both of which could improve both physical and mental health for the residents of the development.										
17 Education		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Luucalion				ycliffe CE Pri south of the		west of the	site. The nearest secondary	school, Chris				
8		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment							igh quality and diverse empleast of the site.	oyment				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	such as by for local bu	/ increasir usinesses	ng the dem . An impro	and for local go	goods and se built environ	rvices and ment could	beneficial impact on the loca enhancing the pool of poten lead to an improved attractive local deprivation.	tial employees				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/064 (CR/039) – Market Square	1.15	PDL- mix of town centre uses along with a market square and public car park	90% Brownfield		Preferred Option: SH16/H

Summary of assessment for SH/064 (CR/039):

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

As a PDL site containing existing buildings, the site would be a good opportunity to deliver biodiversity net gains and improvements to the local character as well as improvements to the setting of nearby Listed Buildings. The site is also close to Leeds-Liverpool Canal Conservation Area and there is an opportunity for a well-designed development to have a positive impact on the setting of these assets. However, negative impacts cannot be ruled out at this stage.

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. 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	SA Objectiv	re								
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, HO6, HO7, TR2	3a – 3f				
3 Land & Buildings	Site is PDL. Site contains existing buildings which may present opportunities for reusing structures or construction materials. ALC Grade at the site is 'Urban'. Site coincides with sandstone MSAs. Site would constitute an efficient use of the land resource, subject to the potential effects on the MSAs.											
4 Climate		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	Site is in FZ1 and has a very limited extent of land at a low, medium and high risk of surface water flooding. Given the size of the site in relation to the areas, 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.											
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources		Site is 200m south of the Leeds and Liverpool Canal. 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.										
	be expecte	ed to resul	t in a mino	r increase in	water consun	nption at th		ng levels.				
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
	Site is PDL containing buildings and a car park, with a small number of trees and open space in the civic market											
6 Biodiversity	square. It is considered likely that it is of limited biodiversity value in its current condition. New development											
& geodiversity	here would be a good opportunity to deliver biodiversity net gain at the site such as through the introduction of GI elements.											
	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	park. There considered a more postamenity va	Site would not affect an AONB or National Park. The site is PDL and contains an existing buildings and a car park. There may therefore be limited scope for new development to adversely alter the local character. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.										
		+/-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				

		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)			
8 Cultural heritage	70m west Liverpool (west). At the well-design preserve the	of Grade I Canal Cor his stage i ned reside he setting ent at the	II Listed Buservation it is uncertential deve of the rem site may be	uilding 'Shiple Area and is a ain how the e elopment at th naining heritag	ey Conservation Iso located in a consisting buildir is site would light assets. The	ve Club'. The Saltairing could be bring new in epotential	Reformed Church including Notes are site is located 120m south a World Heritage Buffer Zon-incorporated into new development that could help to for adverse effects as a resucconsideration as part of any	n of the Leeds- e (700m north opment here. A enhance and It of			
9 Air quality	therefore v	would mak siness pre	ke achievir mises wou	ng air quality i uld be expecte	mprovement ed to result in	targets moi a minor ind	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 QMA. The site lies within a dedifficult. The construction acrease in air pollution in relation movements.	and occupation			
10 Transport	bus stops nearest ra	with frequ	ent service	es, including t	hose along M	larket Stree	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 port links. Site is within 400r et on the site's eastern perim has good access for pedest	eter. The			
11 Housing	the types a	and tenure ninimum c	es of the he criteria of p	ousing is prov oolicies HO4 a	vided in line wand HO5 (10 o	rith the Locator more hor	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 Bradford's housing needs, cal Plan policies. The develop	ment would			
12 Accessible		+	Р	ng mix and af LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
services	Site would have excellent access to a diverse range of services and amenities in highly accessible locations, including those within Shipley centre.										
13 Social cohesion	interaction	, without t	he develo		of a scale that		SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 uraging participation and cor ressure on local services and				
14 Culture & eisure	Residents	+ at the site	P would ha	LT ve excellent a	IR access to a ra		SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 are and leisure opportunities				
	restaurant	+/-	es and out			Ing Crowgii	Park and Shipley Central P				
15 Safe & secure	location w	+/- P LT IR L SP1, SP3, SP4, SP16, H09, DS5, CO2 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.									
	Site is 200	++ 0m east of	P the neare	LT st GP surgery	IR v, Pharmacy S	H Shipley Med	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5 lical Centre. There are also				
16 Health	the site wo	ould have and commu	good acce unity enga	ess to a divers	e range of se	mi-natural	et hospital (Shipley Hospital). habitats with opportunities footh physical and mental hea	or outdoor			

		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)			
17 Education		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
17 Education	The nearest primary school, School House Shipley CE Primary School, is 400m south of the site. The nearest secondary school, Bradford Grammar School, is 2km south of the site.										
18		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities. For example, the Shipley Employment Zone is 500m east of the site. However, it is uncertain the extent to which residential development would reduce employment opportunities at this location.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	such as by for local bu	increasin Isinesses.	ng the dem . An improv	and for local over the common terms of the com	goods and se built environi	rvices and ment could	beneficial impact on the local enhancing the pool of potenti lead to an improved attractive e local deprivation.	al employees			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/062 (CR/026) – Market Hall	0.18	PDL- indoor market hall building and the town's distinctive clock tower	Brownfield		Preferred Option: SH14/H

Summary of assessment for SH/062 (CR/026):

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

As a PDL site containing existing buildings, the site would be a good opportunity to deliver biodiversity net gains and improvements to the local character as well as improvements to the setting of nearby Listed Buildings. The site is also close to Leeds-Liverpool Canal Conservation Area and there is an opportunity for a well-designed development to have a positive impact on the setting of these assets. However, negative impacts cannot be ruled out at this stage.

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. 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	SA Objectiv	/e								
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, HO6, HO7, TR2	3a – 3f				
3 Land & Buildings	construction	e is PDL. Site contains existing buildings which may present opportunities for reusing structures or nstruction materials. ALC Grade at the site is 'Urban'. Site coincides with sandstone MSAs. Site would nstitute an efficient use of the land resource, subject to the potential effects on the MSAs.										
4 Climate change		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
resilience	Site is in F	ite is in FZ1 and is not at risk of surface water flooding.										
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							in a GSPZ. Development at is location in relation to existi					
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
	Site is PDI	Site is PDL containing buildings (indoor market, mix of uses on ground and upper floors including, including										
6 Biodiversity	retail, office and clock tower). It is considered likely that it is of limited biodiversity value in its current condition.											
& geodiversity	New development here would be a good opportunity to deliver biodiversity net gains at the site such as through											
,	the introduction of GI elements.											
	The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC											
		ū	•	oe ruled out a								
	- 55	+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b				
7 Landscape & townscape	therefore be likely that influence of or by ensu	Site would not affect an AONB or National Park. The site is PDL and contains an existing buildings. There may therefore be limited scope for new development to adversely alter the local character. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.										
		+/-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				

		Effect on	SA Objectiv	ve				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
8 Cultural heritage	and within Conservat stage it is designed r preserve the	200m of to ion Area a uncertain residential he setting ent at the	three more and is also how the ex developm of the rem site may b	e Grade II Liste located in the xisting building nent at this site naining heritag	ed Buildings. E Saltaire Wo g could be ind E would bring ge assets. The	Site is 80m rld Heritage corporated new investe potential f	Reformed Church including a south of the Leeds-Liverpoon abust of the Leeds-Liverpoon abuse Buffer Zone (680m north we into new development here. I ment that could help to enhalor adverse effects as a resu consideration as part of any	ol Canal est). At this A well- ince and It of
	Developm		P be unlikely	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 QMA. The site lies within a 0	9a – 9c
9 Air quality	therefore v	would mak siness pre	ke achievir mises wou	ng air quality in ald be expecte	mprovement and to result in	targets mor a minor inc	e difficult. The construction a crease in air pollution in relati ort movements.	and occupation
40.7	D 1 11	++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	bus stops	with frequ	ent service	es, including t	hose along M	larket Stree	port links. Site is within 400n et. The nearest railway station is and cyclists.	
		+	Р	LT	IR	н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	the types a	and tenure ninimum o	es of the ho criteria of p	ousing is prov	rided in line w and HO5 (10 d	ith the Loca or more hor	Bradford's housing needs, d al Plan policies. The develop nes, or an area of more than at local need.	ment would
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services	Site would including t				se range of se	ervices and	amenities in highly accessib	le locations,
13 Social	Site would	+	P w residen	LT ots within an e	IR xisting comm	H unity enco	CO1, CO2, HO4 uraging participation and cor	13a nmunity
cohesion	interaction	, without t	he develop		of a scale that		ressure on local services and	
14 Culture &	Posidonto	+	P	LT	IR	H ngo of quite	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 ure and leisure opportunities	14a
leisure		s, churche					Park and Shipley Central P SP1, SP3, SP4, SP16, H09,	
15 Safe &	The constr	+/-	P	LT	IR	L roduce nov	DS5, CO2 v potential targets and victim	15a
secure	location who new development	here there opment co	are curre	ntly none, and	d so an increa community of	ase in crime cohesion ar	at the site cannot be ruled on ad wellbeing, or increase nation	ut. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	within 500 the site wo	m in Shipl ould have nd commi	ey. The sit good acce unity enga	te is 500m ea: ss to a divers	st away from e range of se	the neares	ical Centre. There are also s it hospital (Shipley Hospital). habitats with opportunities fo ooth physical and mental hea	Residents at r outdoor
17 Education		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
			•			•	•	•

		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)		
				chool House s ammar Scho			ool, is 450m south of the site.	The nearest		
18		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
Employment	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities. For example, the Shipley Employment Zone is 500m east of the site. However, it is uncertain the extent to which residential development would reduce employment opportunities at this location.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	such as by for local bu	increasin Isinesses.	g the dem An improv	and for local goest in the	goods and se built environi	rvices and ment could	beneficial impact on the local enhancing the pool of potenti lead to an improved attractive local deprivation.	al employees		

Site re	eference and Name	Size (ha)	Existing site uses	Brownfield/gre enfield split	Potential development	Status
	65 (CR/040) – Shipley way Site	0.48	PDL- mix of uses, including retail and leisure and car parking	Brownfield		Preferred Option: SH17/H

Summary of assessment for SH/065 (CR/040):

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

As a PDL site containing existing buildings, the site would be a good opportunity to deliver biodiversity net gains and improvements to the local character as well as improvements to the setting of nearby Listed Buildings. The site is also close to Leeds-Liverpool Canal Conservation Area and there is an opportunity for a well-designed development to have a positive impact on the setting of these assets. However, negative impacts cannot be ruled out at this stage.

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. 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	SA Objectiv	re				
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, HO6, HO7, TR2	3a – 3f
3 Land & Buildings	construction	n materia	ls. ALC Gr	ade at the sit	e is 'Urban'. S	Site coincid	ortunities for reusing structure es with sandstone MSAs. Sit ial effects on the MSAs.	
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	size of the	site in rela	ation to the	areas, it is e	expected that	it would be	ium risk of surface water floo avoided through a careful la npermeable surfaces, compa	out of
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							nin a GSPZ. Development at the location in relation to existing the second second in the second seco	
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	current cor site such a The HRA S	ndition. Ne is through Screening	w develop the introdu process h	ment here would be ment here would be ment here.	ould be a goo lements. hat likely sigr	d opportun	y that it is of limited biodivers ity to deliver biodiversity net of the cts on the South Pennine Mo	gains at the
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
7 Landscape & townscape	park. There considered a more postamenity va	e may the I to be like sitive influe Ilue or by	refore be li ely that nevence on the ensuring the	imited scope v developmer e local towns nat the new d	for new deve nt at the site v cape charact evelopment is	lopment to vould be ar er, such as s of a high	d contains an existing building adversely alter the local char n opportunity to ensure that the by incorporating GI elements quality design (as required by mentation of development.	acter. It is his location has s of high visual
		+/-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b

		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)
8 Cultural heritage	21' and 11 of the Lee (900m nor development help to en	10m south ds-Liverporth west). A ent here. A hance and developm	west of Groot Canal Cana	rade II Listed Conservation a le it is uncerta gned resident the setting of site may be li	Building 'Ship Area and is a ain how the extial development the remaining	oley Conser Iso located kisting build ent at this s g heritage a	slegan Reformed Church inclevative Club'. The site is locatin the Saltaire World Heritagings could be incorporated in would bring new investmassets. The potential for advetire careful consideration as p	ted 230m sour le Buffer Zone nto new ent that could erse effects as
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
Air quality	therefore v	would mak siness pre	ke achievin mises wou	ig air quality in ald be expecte	mprovement ted to result in	targets mor a minor inc	QMA. The site lies within a 0 e difficult. The construction a crease in air pollution in relation movements.	and occupation
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	bus stops	with frequ	ent service		hose along M	larket Stree	port links. Site is within 400n t. The nearest railway station	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	the types a	and tenure minimum c	es of the ho criteria of p	ousing is prov	ided in line w nd HO5 (10 c	ith the Loca or more hor	Bradford's housing needs, dal Plan policies. The develop nes, or an area of more than total need.	ment would
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services	Site would including t				se range of se	ervices and	amenities in highly accessib	le locations,
13 Social		+	P	LT	IR		SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
cohesion		n, without t	he develop	oment being o	of a scale that		uraging participation and cor ressure on local services and	
		itor the loc	al selise u	i community a	and place.	1		d facilities
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & eisure		+ at the site	P would have	LT ve excellent a	IR ccess to a ra	l nge of cultu	TR4, EN6, DS2, DS3, DS4 are and leisure opportunities I Park and Shipley Central Pa	14a including
eisure	restaurant	+ s at the site ts, churche	P would haves and outo	LT ve excellent a door leisure s	IR Iccess to a ra paces, includi	l nge of cultu ing Crowgil L	TR4, EN6, DS2, DS3, DS4 ure and leisure opportunities I Park and Shipley Central Park and Shipley Central Park SP1, SP3, SP4, SP16, HO9, DS5, CO2	14a including ark.
eisure 15 Safe &	The const location w new devel	+ s at the site ts, churche +/- ruction and there there lopment co	P would have and outo P d occupation are currenould potent	LT ve excellent a door leisure s LT on of new hor ntly none, and	IR ccess to a ra paces, includi IR mes would int is so an increa	nge of cultuing Crowgil L roduce nevise in crime cohesion ar	TR4, EN6, DS2, DS3, DS4 ure and leisure opportunities I Park and Shipley Central Park SP1, SP3, SP4, SP16, H09,	14a including ark. 15a s of crime at a but. However,
eisure 15 Safe &	The const location w new devel surveilland	+ + s at the site its, churches +/- ruction anothere there dopment coce, and so	P would haves and outcomes P d occupation are currerould potent could help	LT ve excellent a door leisure s LT on of new hor ntly none, and tially enhance to to combat the	IR ccess to a ra paces, includi IR mes would int is oan increa community ce local risk of	nge of cultuing Crowgil L roduce new use in crime cohesion art f crime.	TR4, EN6, DS2, DS3, DS4 Ire and leisure opportunities I Park and Shipley Central Park SP1, SP3, SP4, SP16, H09, DS5, CO2 IV potential targets and victimat the site cannot be ruled of wellbeing, or increase nature SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	14a including ark. 15a s of crime at a out. However, ural
	The const location w new devel surveilland Site is 270 500m in S would hav	tat the site its, churched there there there its comment concernation and so the control of the	P would haves and outed P d occupation are currencted potent could help P the nearese site is 63 cess to a cess to a cess.	LT ve excellent a door leisure specified by the door leisure spec	IR IR IR IR IR IR IN IR IN IN IN IN IN IN IN IN IN IN IN IN IN	nge of cultuing Crowgil L roduce new use in crime cohesion art frime. H Medical Cenarest hospital habitats	TR4, EN6, DS2, DS3, DS4 Ire and leisure opportunities I Park and Shipley Central Park SP1, SP3, SP4, SP16, H09, DS5, CO2 IV potential targets and victimat the site cannot be ruled of wellbeing, or increase nature SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2,	14a including ark. 15a s of crime at a out. However, ural 16a, 16b GP's within ents at the site or exercise and

		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)		
					Shipley CE Proof, is 1.9km so		ool, is 340m south of the site.	The nearest		
18		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
Employment	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities. For example, the Shipley Employment Zone is 500m north east of the site. However, it is uncertain the extent to which residential development would reduce employment opportunities at this location.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	such as by for local bu	increasin Isinesses.	g the dem An improv	and for local great in the	goods and se built environ	rvices and ment could	beneficial impact on the local enhancing the pool of potenti lead to an improved attractive e local deprivation.	al employees		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/068 (CR/048) – Station Road	0.30	PDL- hardstanding with buildings	Brownfield	50 dwellings	Preferred Option: SH20/H

Summary of assessment for SH/068 (CR/048):

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

As a PDL site containing existing buildings, the site would be a good opportunity to deliver biodiversity net gains and improvements to the local character as well as improvements to the setting of nearby Listed Buildings. The site is also close to Leeds-Liverpool Canal Conservation Area and there is an opportunity for a well-designed development to have a positive impact on the setting of these assets. However, negative impacts cannot be ruled out at this stage.

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. 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	SA Objectiv	/e				
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, HO6, HO7, TR2	3a – 3f
3 Land & Buildings	construction	n materia	ls. ALC Gr	ade at the sit	e is 'Urban'. S	Site coincid	ortunities for reusing structure es with sandstone MSAs. Sit ial effects on the MSAs.	
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
resilience			es, compa	of surface wa red to current		,	development could lead to an	increase in
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	waterbodie	es within 1	00m of the	e site. Site is i	not within a G	SPZ. Deve	t of Bradford Beck waterbodi elopment at the site would be ation to existing levels.	
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 hited biodiversity value in its of	6a – 6h
6 Biodiversity & geodiversity	as through The HRA	the introd Screening	duction of (process h	3I elements.	hat likely sigr	•	eliver biodiversity net gains at	
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
7 Landscape & townscape	therefore be likely that influence of or by ensu	e limited and the location the location in the	scope for r opment at al townscap he new de	new developn the site would be character, velopment is	nent to advers d be an oppo such as by in	sely alter the rtunity to en acorporating lity design		ered to be more positive amenity value
		+/-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Leeds-Live stage it is designed r preserve th	erpool Car uncertain esidential ne setting ent at the	nal Conser how the ex developm of the rem site may be	vation Area a kisting buildin ent at this site aining heritag	and is also loc gs could be in would bring ge assets. The	ated in the acorporated new invest e potential	Club'. The site is located 2000 Saltaire World Heritage Buff into new development here that could help to enhator adverse effects as a resu consideration as part of any	er Zone. At this . A well- ince and It of

		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)
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
Air quality	therefore v	would mak siness pre	ke achievin mises wou	ig air quality in ald be expecte	mprovement ted to result in	targets mor a minor inc	QMA. The site lies within a (re difficult. The construction a crease in air pollution in relation movements.	and occupation
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	bus stops	with frequ	ent service		hose along M	larket Stree	port links. Site is within 400n et. The nearest railway station cyclists.	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
1 Housing	the types a	and tenure ninimum c	es of the ho criteria of p	ousing is prov	ided in line w nd HO5 (10 c	ith the Loca or more hor		ment would
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
ervices	Site would including t				se range of se	ervices and	amenities in highly accessib	le locations,
2.000		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
3 Social cohesion	interaction	, without t	he develop	ts within an e oment being of of community	of a scale that	unity, enco t may put p	uraging participation and cor ressure on local services and	nmunity d facilities
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
eisure		s, churche	es and outo				ure and leisure opportunities I Park, Windhill Recreation G	
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
5 Safe & secure	location who new devel	here there opment co	are curre ould potent	ntly none, and	so an increa community of	se in crime cohesion ar	v potential targets and victim at the site cannot be ruled c ad wellbeing, or increase nate	ut. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	500m in S would hav	hipley. Th e good ac / engagen	e site is 75 cess to a c	60m east awa diverse range	y from the ne of semi-natu	arest hospi ral habitats	tre. There are also several O tal (Shipley Hospital). Reside with opportunities for outdoo and mental health for the res	ents at the site or exercise and
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
7 Education				chool House S ammar Scho			ool, is 500m south of the site	. The nearest
)	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
8								
8 Employment							igh quality and diverse emploner of the control of the site.	oyment

		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)
	such as by for local bu	/ increasinusinesses.	ig the dem . An impro	and for local vement in the	goods and se built environ	rvices and ment could	beneficial impact on the local enhancing the pool of potent lead to an improved attractiv e local deprivation.	al employees

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM74 - Dockfield Road	4.88	Open space and allotments	Greenfield	Employment land	PO Reserve: SH23/E

Summary of assessment for EM74:

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, however the site currently contains allotment which would likely be lost in the development.

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 including an area of deciduous woodland priority habitat. The site falls within the buffer zone for the Saltaire WHS, and this may require consideration as part of a planning application.

SA Objective	Baseline	Effect on	SA Object	tive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
0110			Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3f	
3 Land & Buildings	boundar	Site is greenfield. ALC Grade at the site is 'Urban'; there is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource South-west corner of the site coincides with a sandstone MSA.							
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience	size of th	ne site in r	elation to	the area	as, it is e	expected	medium and high risk of surface water floo that it would be avoided through a careful an increase in impermeable surfaces, comp	layout of	
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources	Site is located adjacent to the River Aire. Development here could pose a risk to water quality. Site is not withi 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	

	Baseline	Effect on S	SA Object	tive						
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
6 Biodiversity & geodiversity	its currel ecologic which co Thackle disturbat The site type of e	nt condition al connect ould be affer Disuse Ra nces as a falls withing	n. New of ivity. An ected by ailway LV result of the Impart develors.	developm area of o develop VS is 200 residenti pact Risk	nent here deciduou ment su m south ial devel Zones o ere, con	e could reus woodla ch as throof the sit opment a of South sultation	luding trees and it is likely to be of some bid educe biodiversity value at the site and reduce and priority habitat is within the eastern port ough direct losses of trees or impacts on rote, which could be exposed to increased recat the site. Pennine Moors SAC/SPA/SSSI. Depending with Natural England would be required as ffects on the SAC/SPA/SSSI.	oce local ion of the site, ot zones. Shipley reational on the scale and		
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 _andscape & ownscape	National contains adversel would he	Parks or A GI element By alter the	AONBs. nts of po local too the mag	However tentially wnscape nitude fo	r, new do high visu and lan or potenti	evelopme ual amen dscape o ial effects	scernible effect on any landscape designation at this site could result in the loss of ope ity, including trees, and it would therefore beharacter. The site is adjacent to existing bus, but at this stage a minor adverse effect or	n greenfield that e likely to ilt form, which		
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
3 Cultural neritage	The site so the po	falls withir otential for	the buf adverse	fer zone e effects	for the S as a res	Saltaire V ult of dev	discernible effect on a Listed Building or Co VHS. The WHS is approximately 1.3km wes relopment at the site may be limited, but this tion at the site – particularly as the site is op	t of the site and may require		
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	occupati	on of new	busines	s premis	es would	d be expe	e impact on an AQMA or CAZ. The construct ected to result in a minor increase in air poll businesses and transport movements.			
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	at Shiple		Station.				nt services. The nearest railway station is 1. pedestrians, but somewhat limited for cycli			
11 Housing		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
3 229	Site is al needs.	llocated fo	r employ	ment lar	nd and th	nerefore	will not provide a contribution towards Bradf	ord's housing		
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
services	_	vision of ne and amer	-	byment c	developn	nent here	e could potentially help to enhance the local	offering of key		

	Baseline	Effect on	SA Object	tive					
SA Objective	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						-	I nt at a location where it is in proximity to sin fect the cohesion of residential communities	-	
14 Culture &		-	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure		-				•	ment of an employment site in its place work he vicinity.	uld have an	
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a	
15 Safe & secure	crime, a	nd so an ir	ncrease i	in crime	at the sit	e canno	ent site would introduce new potential targe t be ruled out. However, new development of ombat the local risk of crime.		
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None	
	Site is properties	•	r employ	ment pu	irposes a	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	ıld provide	new em	ploymen	t land th	at 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	oosed dev	elopmen	t would p	provide r	new emp	loyment opportunities in Bradford.		
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	that wou		ite towar	ds the lo	ng term	success	ployment space adjacent to the Shipley Em of Bradford's economy. The proposed devo	• •	

Canal Road

- 1.1.42 There are seven potential housing sites identified within Canal Road.
- 1.1.43 Significant negative effects have been identified in relation to air quality (SA Objective 9) for sites CR/004, CR/017, CR/033, CR/011/CR/019 and CR/034. These sites are located within Clean Air Zones (CAZs). Development proposals should demonstrate how any adverse impacts on any nearby Air Quality Management Areas and/or Clean Air Zones (CAZ) will be avoided and how positive impacts will be delivered. In addition, a mitigation programme is to be prepared for development within CAZs. No other significant negative effects have been identified for any of the sites.
- 1.1.44 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for sites (CR/017 and CR/037). This is due to a loss of >0.4ha of greenfield land.
- 1.1.45 Significant positive effects have been identified in relation to education (SA Objective 17) for all sites, due to their respective distances from primary and secondary schools. Significant positive effects have also been identified in relation to transport for all sites, with the exception of CR/033 which is identified as having a minor positive impact.
- 1.1.46 Positive effects have been identified in relation to health (SA Objective 16) for all sites with the exception of sites CR/004 and CR/017; sites identified as having a significant positive effect, due to their respective distances to local healthcare services.
- 1.1.47 Positive effects have been identified in relation to accessible services (SA Objective 12), social cohesion (SA Objective 13), culture/ leisure (SA Objective 14), employment (SA Objective 18) and the economy ((SA Objective 19).
- 1.1.48 In relation to biodiversity & geodiversity (SA Objective 6), 4 sites have been assigned a major negative effect as 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.
- 1.1.49 All sites score positively (minor) in relation to climate change resilience (SA Objective 4), due to all sites being within Flood Zone 1 and non at risk of surface water flooding.
 CR/011/CR/019 is partially located within both Flood Zone 2 and Flood Zone 3 and a major adverse effect has been predicted.
- 1.1.50 There is also one commitment (CR/011/CR/019) also assessed below.

Summary table of effect scores predicted for housing site options Canal Road (Preferred Options).

PO Ref.	SA Objective																			
. 5	Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
CR1/H	CR/004	-	-	-	+	-	-	-	-		++	+	+	+	+	+/-	++	++	+	+
CR2/H	CR/014	-	-	+/-	+	-		+	-	-	++	++	+	+	+	+/-	+	++	+	+
CR3/H	CR/017	-	-		+	-	-	-	-		++	+	+	+	+	+/-	++	++	+	+
CR4/H	CR/033	-	-	-	+	-	-	+	-		+	+	+	+	+	+/-	+	++	+	+
CR5/H	CR/034	-	-	+/-	+	-		+	-		++	+	+	+	+	+/-	+	++	+	+
CR6/H	CR/036	-	-	+/-	+	-		+	0	-	++	+	+	+	+	+/-	+	++	+	+
CR7/H	CR/037	-	-		+	-		-	0	-	++	+	+	+	+	+/-	+	++	+	+

CR8/HC	CR/011/CR/019	-	-	+/-	 	+/-	+	-	 ++	++	+	++	++	+/-	+	++	++	++

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CR/004 – Bolton Road	0.31	Vacated greenfield site	Greenfield	16 dwellings	Preferred Option: CR1/H

Summary of assessment for CR/004:

Minor or major 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 and major 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, directly adjacent to and area of woodland (Boars Well Urban Wildlife Reserve and being located within a Clean Air Zone.

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

		Effect on	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect 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 gree	enfield. Sit	e coinc	ides with	a coal MS	A. ALC Gra	ade 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 Fa	Z1 and is in the surface of the surf	not at ri	sk of surf pared to o	ace water current lev	^r flooding. ⊦ ⁄els.	lowever, development could lead to a	n increase in
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources						within 100m water consu	n of a surface waterbody. Development	nt at the site
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 habitat. Adjacent woodland habitat co	6a – 6f
6 Biodiversity & geodiversity	developme with TPO v	ent here co vithin site l ent here co	ould red counda ould adv	uce biodi ry or adja ⁄ersely afl	versity va cent woo fect these	lue at the s dland. Altho trees, such	diversity value in its current condition. ite and reduce local ecological connected no TPO's within the adjacent wo as through impacts on root zones.	ctivity. No trees odland, new
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
7 Landscape & townscape	National Pagreenfield, woodland,	arks or AC adjacent t and it wou ent at this s	NBs. Fo areas	lowever, l s containin efore be li	residentia ng GI eler ikely to ac	I developments of polythersely alternation in the second contraction i	ole effect on any landscape designation to this site could result in the loss tentially high visual amenity, including or the local townscape and landscape the local character as it would result in	of open g trees and character. New
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	There are south west	three Cons and Cath	servatio edral P	ons Areas recinct to	within 70 the south	0m of the s west). Dev	rnible impact on any heritage asset or ite (Undercliff Cemetery to the east, Celopment at this greenfield site could ea's. The site is not within the Saltaire	City Centre to the potentially result
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
9 Air quality	would be e	expected to with home	result es and	in a mino transport	r increase movemer	in air pollu	QMA. The construction and occupati- tion in relation to existing levels due to be lies within CAZ and therefore would	o pollution
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport		orster Squ	are Ra	ilway Stat	tion. The		The nearest railway station is 700m rod access for pedestrians, but somew	

		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)
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	the types a meet the m	ind tenures ninimum cr	of the iteria o	housing f policies	is provide HO4 and	ed in line with HO5 (10 or	satisfying Bradford's housing needs, h the Local Plan policies. The develop more homes, or an area of more that s to reflect local need.	oment would
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services	Residents Bolton Roa		would l	nave goo	d access	to key servi	ces and amenities including those on	Canal Road and
13 Social		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
cohesion		without th	e deve	lopment l	being of a	scale that r	nity, encouraging participation and co nay put pressure on local services an	
4.4. Cultura 9		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure							f culture and leisure opportunities inc g Peel Park. There is a golf course 1.	
	0	+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location whe	nere there opment co	are cur uld pote	rently nor entially er	ne, and so nhance co	o an increas	educe new potential targets and victin e in crime at the site cannot be ruled hesion and wellbeing, or increase na crime.	out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	hospital (Lo semi-natur	eeds Road al habitats	Comm with or	nunity Hos oportunitie	spital). Re es for out	esidents at t door exercis	cal Centre. The site is 1.5km away from the site would have good access to a see and community engagement, both of the development.	diverse range of
17 Education						H ch Primary n east of the	SP6, SP14, SP16, EC3, DS5, CO2 School, is 200m east of the site. The	17a, 17b nearest
	Secondary	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment		es. For exa	ample,	the Cana	l Road Er		ange of high quality and diverse emp Zone is 50m west of the site and Fors	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	such as by for local bu	increasino Isinesses.	the de An imp	emand for rovement	r local goo t in the bu	ods and serviilt environm	e a minor beneficial impact on the location vices and enhancing the pool of poter ent could lead to an improved attraction help tackle local deprivation.	ntial employees

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CR/014 – Bolton Woods Quarry	29.79	PDL, existing working quarry. Some existing buildings on site	PDL	762	Preferred Option: CR2/H

Summary of assessment for CR/014:

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 could deliver major positive effects for residents on both the transport and education SA Objectives as a result of being within the target distances for all necessary bus stops and railway stations and centres for primary and secondary education. Two Grade II* Listed Buildings are directly adjacent to the site, the settings of which could be adversely affected by the development.

The site could deliver positive effects for the surrounding landscape and townscape, as it is considered to be likely that new development at the existing quarry would be an opportunity to ensure that this location has a more positive influence on the local townscape character.

		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)
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land & Buildings	coincides v	with a coal t is unknov	MSA. S wn if the	Site would e existing	d be an ef buildings	ficient use of on-site cou	ntly in use as an existing working quar of the land resource, subject to the po ald be re-used but the re-use of materi	tential effects on
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	Site is in F	Z1 and is				r flooding.	1	
5 Water	_	-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources			ult in a		rease in v	water consu		1
		-			-	-	SP10, SP11, EN1, EN2, EN3, EN7, EN9 nent could be an opportunity to enhange connectivity of the local and wider expressions.	
6 Biodiversity & geodiversity	potentially are also a habitat, is v local habita	be advers larger num within the s at connect Screening	ely affenber of site bou ivity.	cted by d TPO tree undary. Ti	evelopmes located ne loss of	ent at the sit 300m south this habitat t likely signi	Hall Road, the site's northern perimete, such as through impacts on the room west of the site. Deciduous woodland would reduce the site's biodiversity volumental transfer on the South Pennine Management of the site's biodiversity of the site's properties of the site of the	ot zone. There d, a priority alue and reduce
7 Landscape & townscape	Developme National Pa areas cont therefore b surrounds which, in it considered a more pos amenity va	+ ent at this arks or AC aining GI e e likely to the site was s current of to be like sitive influe	P location DNBs. Felement advers ould he condition ly that it ence on ensuring	LT n would not have yet, the sof pote ely alter to limit not not deve to the local gethat the	IR of result in residential residentially highe local to the poten potentially lopment a townscap new development development and townscap new development new develop	M n a discernil l developme h visual am- ownscape a tial magnitu be detraction t the site we be characte elopment is	SP2, EN1, EN3, EN5, EN6, DS2, DS3 ble effect on any landscape designation at this site could result in the loss enity, including trees and woodland, and landscape character. The existing de of effects. The site is a quarry ploting from the local townscape character ould be an opportunity to ensure that r, such as by incorporating GI element of a high quality design (as required by and implementation of development.	of adjacent and it would built form which that is primarily r. It is this location has ts of high visual
8 Cultural heritage	The site is Building 'B site would	not within olton Old I	P the Sa Hall' an adver	LT Itaire WH d the Gra sely alter	I S buffer z de II* List the settin	M one. Direct ed Building	SP2, SP10, EN3, EN4, EN5, EN6, DS3 ly adjacent to the site boundary is the 'Bolton Old Hall Cottage'. Developme ensitive heritage assets. The site is P	ent at this large

		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)	
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e	
9 Air quality	would be e associated	xpected to with home	result es and	in a mino transport	r increase moveme	e in air pollu nts. The site	QMA. The construction and occupation in relation to existing levels due to lies 400m west of a CAZ; this development within the CAZ more difficult.	o pollution	
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport		The site h					rices. The nearest railway station is 6 somewhat limited for cyclists with a lir		
		++	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	dwellings), The develo	depending pment wo	g on the uld me	e types ar et the mir	nd tenure: nimum crit	s of the hou teria of polic	satisfying Bradford's housing needs (sing is provided in line with the Local cies HO4 and HO5 (10 or more home ix and affordable houses to reflect loc	Plan policies. s, or an area of	
40.4		+	Р	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
12 Accessible services							anley Road which offers a broad rang sible services along Kings Road, 300		
40.0		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion		without th	ne deve	lopment l	being of a	scale that r	nity, encouraging participation and comay put pressure on local services ar		
1.4 Cultura 9		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
14 Culture & leisure							of culture and leisure opportunities inc ng Wrose Play and Recreation Ground		
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	location wh	nere there opment co	are cur uld pote	rently nor entially er	ne, and so hance co	an increas	oduce new potential targets and victing in crime at the site cannot be ruled obsion and wellbeing, or increase na crime.	out. However,	
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	hospital (S habitats wi	hipley Hos th opportund mental	pital). I nities fo health f	Residents or outdoor or the res	at the sit r exercise idents of	e would have and commented the develop		semi-natural d improve both	
17 Education	The neares				orth of the	site.	SP6, SP14, SP16, EC3, DS5, CO2 , is directly adjacent to site. The near		
18 Employment							SP6, SP14, SP16, EC1, EC2, EC3, EC4 range of high quality and diverse emp Zone is 230m south west of the site.	18a, 18b loyment	
19 Economy	The constr such as by for local bu	+ uction and increasing sinesses.	P occup g the de An imp	LT ation of ne emand for provement	IR ew homes local goo t in the bu	Hs could have ods and servill tenvironm	SP6, SP14, SP16, EC1, EC2, EC3, EC4 e a minor beneficial impact on the local vices and enhancing the pool of poternent could lead to an improved attract help tackle local deprivation.	ntial employees	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CR/017 – Wapping Road	0.46	Greenfield	Greenfield	40 dwellings	Preferred Option: CR3/H

Summary of assessment for CR/017:

Minor or major 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 and major 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, directly adjacent to and area of woodland (Boars Well Urban Wildlife Reserve and being located within a Clean Air Zone. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

A major adverse effect has been predicted for air quality as the site lies within a CAZ and therefore would make achieving air quality improvement targets more difficult.

		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)	
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e	
3 Land & Buildings	would be of the site is '	onsidered Urban'. Th	as an i e south	nefficient nern exter	use of the	e land resou 117 is on a la	boundary and therefore developmen arce. Site coincides with a coal MSA. andfill site and therefore there are like d before development could commend	ALC Grade at ely to be issues	
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience	Site is in Fa						owever, development could lead to a	n increase in	
5 Water	•	-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources			ult in a		rease in v	vater consu		nt at the site	
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 nabitat. Adjacent woodland habitat co	6a – 6f	
6 Biodiversity & geodiversity	woodland a	also deline	ates th	e site's ea	astern per	imeter. Nev	te and reduce local ecological connect with the could adversely a could adversely and directly adjacent to Boar's Well Urb	affect these	
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	National Pagreenfield, woodland,	arks or AC adjacent t and it wou ent at this s	NBs. H o areas ld there	lowever, i containii efore be li	residentia ng GI eler ikely to ac	I developme ments of por Iversely alte	ole effect on any landscape designation at this site could result in the loss tentially high visual amenity, including or the local townscape and landscape the local character as it would result in	of open trees and character. New	
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	within 650r west). Dev	m (Underc	liff Cem at this g	etery to t preenfield	he east, C site could	City Centre to potentially	of the site. There are three Conserva to the south west and Cathedral Preci result in an adverse effect on the set S buffer zone.	nct to the south	
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e	
9 Air quality	would be e	expected to with home	result es and	in a mino transport	r increase movemer	in air pollu	QMA. The construction and occupation in relation to existing levels due to lies within CAZ and therefore would	o pollution	

		Effect on	SA Obje	ective								
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	railway sta	Site is directly adjacent to a bus stop, with a further three all within 200m, with frequent services. The nearest railway station is 600m north west at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.										
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	the types a meet the m	and tenures ninimum cr	of the iteria o	housing f policies	is provide HO4 and	ed in line wit HO5 (10 or	satisfying Bradford's housing needs, h the Local Plan policies. The develor more homes, or an area of more that es to reflect local need.	pment would				
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
services	Residents Bolton Roa		would	have goo	d access	to key servi	ces and amenities including those on	Canal Road and				
13 Social		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
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.											
4.4. Carltona 0		+	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, churches and outdoor leisure spaces, including Peel Park (400m north. There is a golf course 1.2km to the east of the site.											
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location when new development	nere there opment cou	are cur uld pot	rently nor entially er	ne, and so nhance co	an increas	oduce new potential targets and victing in crime at the site cannot be ruled obsion and wellbeing, or increase na crime.	out. However,				
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	hospital (Le semi-natur	eeds Road al habitats	Comn with o	nunity Ho: pportuniti	spital). Re es for out	esidents at t door exercis	cal Centre. The site is 1.4km away from the site would have good access to a see and community engagement, both of the development.	diverse range of				
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
17 Education							estminster Church Primary School and ge, is 300m north east of the site.					
18 Employment	Site would opportuniti Retail Park	es. For exa	ample,	the Cana	l Road Er	H to a broad in the property i	SP6, SP14, SP16, EC1, EC2, EC3, EC4 range of high quality and diverse emp Zone is 50m west of the site and Fors	18a, 18b loyment ter Square				
19 Economy	The constr such as by for local bu	+ uction and increasing isinesses.	P occup the de An imp	LT ation of n emand for provemen	IR ew homes r local good t in the bu	ods and ser uilt environm	SP6, SP14, SP16, EC1, EC2, EC3, EC4 e a minor beneficial impact on the locivices and enhancing the pool of poternent could lead to an improved attract help tackle local deprivation.	ntial employees				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CR/033 – North Avenue, Manningham	0.8	Recycling centre and	PDL	30 dwellings	Preferred Option: CR4/H
Summary of assessment for CR/033	<u> </u>	vegetation			0114/11

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

A Conservation Areas lies are directly adjacent to the site, the settings of which could be adversely affected by the development. A major adverse effect has been predicted for air quality as the site lies within a CAZ and therefore would make achieving air quality improvement targets more difficult.

		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	M	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings	Site is curr	ently a rec	ycling c	entre. AL	<u>C Grade</u>	at the site is	s 'Urban'. Site coincides with a coal N	MSA.
4 Climate change	0:: : :	+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	impermeat						lowever, development could lead to a	an increase in
	impermeat	Surface	S, COITI	I T	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water	Site does r	ot coincid	o with s	GSP7 a			of a surface waterbody. Developme	
resources						vater consu		in at the site
	Would bo II	-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	TPO wood	land habita	at 80m	west of th			us GI elements including trees and is	
6 Biodiversity & geodiversity	reduce loca	al ecologic	al conn	ectivity. I	n addition	, there are	opment here could reduce biodiversit some trees within site boundary (no n as through impacts on root zones an	ΓΡΟ). New
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National Pa	arks or AC n the local	NBs. N	ew devel cape, by i	opment mincorporat	nay be an op ting GI elem	ole effect on any landscape designati pportunity to better ensure the site ha nents and high quality design (as requ on implementation	as a positive
		-	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Road Cons Developme	servation a ent at this	reas ar site cou	e all withi	in 430m o ially result	of the site. T t in an adve	Apsley Crescent, Southfeild Square here are two Listed Buildings 200m forse effect on the setting of the Conseaure WHS buffer zone. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	rom the site.
9 Air quality	CAZ and the occupation	The development site is 30m to the east of the Manningham Lane, Queens Road AQMA. The site						
		to politiloi	n assoc			o result in a	minor increase in air pollution in rela	nstruction and
		+	n assoc P			o result in a	minor increase in air pollution in rela	nstruction and
10 Transport	The neares	+ connected	P d to sur	LT rounding s 1.3km s	IR bus stops	o result in a and transport H s along Que radford Fors	minor increase in air pollution in relatit movements. SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5, TR6 ens Road and Canal Road, with freq ster Square Railway Station. The site	nstruction and tion to existing 10a – 10d uent services.
10 Transport	The neares access for	+ connected st railway s pedestriar +	P d to surrestation is, but s	LT rounding s 1.3km somewha	IR bus stops south at B t limited for	H s along Que radford Fore or cyclists w	minor increase in air pollution in relatit movements. SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5, TR6 ens Road and Canal Road, with frequency ster Square Railway Station. The site vith a limited amount of cycle paths. SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010	10a – 10d uent services. has good
10 Transport 11 Housing	The site co	+ connected st railway s pedestriar + uld make nd tenures inimum cr	P d to surstation in the second property of t	LT rounding s 1.3km s comewhat LT rousitive housing policies	IR bus stops south at B t limited for IR contribution is provide HO4 and	H salong Que radford Forsor cyclists w H on towards d in line wit HO5 (10 or	minor increase in air pollution in relatit movements. SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5, TR6 ens Road and Canal Road, with frequency ster Square Railway Station. The site vith a limited amount of cycle paths. SP8, H01, H02, H03, H04, H05, H06,	10a – 10d uent services. has good 11a depending on pment would
	The neares access for The site co the types a meet the m specify asp	+ connected st railway s pedestriar + uld make nd tenures inimum cr pects such	P d to surristation ins, but s P a minor s of the iteria of as hou	LT rounding s 1.3km s somewhat LT rousing f policies sing mix	bus stops south at B t limited for IR contribution is provide HO4 and and afforce IR	H salong Que radford Fore or cyclists w H on towards d in line wit HO5 (10 or	minor increase in air pollution in relatit movements. SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5, TR6 ens Road and Canal Road, with freq ster Square Railway Station. The site with a limited amount of cycle paths. SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 satisfying Bradford's housing needs, h the Local Plan policies. The develor more homes, or an area of more that its to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02	10a – 10d uent services. has good 11a depending on pment would in 0.5ha), that
11 Housing	The neares access for The site co the types a meet the m specify asp	+ connected st railway s pedestriar + uld make and tenures inimum cr pects such + at the site	P d to surristation ins, but s P a minor s of the iteria of as hou P would h	LT rounding s 1.3km s somewhat LT rounding f policies sing mix LT rave good	bus stops south at B t limited for IR contribution is provide HO4 and and afforce IR	H salong Que radford Fore or cyclists w H on towards d in line wit HO5 (10 or	minor increase in air pollution in relart movements. SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5, TR6 ens Road and Canal Road, with freq ster Square Railway Station. The site with a limited amount of cycle paths. SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 satisfying Bradford's housing needs, h the Local Plan policies. The develor more homes, or an area of more that is to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08,	10a – 10d uent services. has good 11a depending on pment would in 0.5ha), that

		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)				
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	restaurants	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Peel Park, Lister Park and King George V Memorial Playing Fields. The site is 1km north of Foster Square Retail park.										
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location when new development	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	Site is 600m east of the nearest GP surgery. The site is 2.4km away from the nearest hospital (Leeds Road Community 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, both of which could improve both physical and mental health for the residents of the development.											
		++	Р	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
The nearest primary school, Westminster Church Primary School, is 900m south of the site. The nearest secondary school, One In A Million Free School Cliffe, is 300m south of the site. There are also two higher education college facilities within 400m of the site (Beacon Villa St Josephs Catholic College and Oasis Academy Lister Park.								two higher				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment							range of high quality and diverse emp Zone is directly adjacent to of the site.	•				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	such as by for local bu	increasing Isinesses.	g the de An imp	emand for provemen	r local god t in the bu	ods and ser lilt environm	e a minor beneficial impact on the loca vices and enhancing the pool of poter nent could lead to an improved attracti help tackle local deprivation.	ntial employees				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/g reenfield split	Potential development	Status
CR/034 – Frizinghall	0.76	Industrial buildings and hardstanding. Few trees on	PDL		Preferred Option: CR5/H
Road	0.76	site boundaries.	FDL	42 dweilings	OK5/11

Summary of assessment for CR/034:

The site could deliver major positive effects for residents on both the transport and education SA Objectives as a result of being within the target distances for all necessary bus stops and railway stations and centres for primary and secondary education. The site is PDL containing existing buildings, and as such new development here would provide the opportunity for achieving biodiversity net gains and enhancing the local townscape character, depending on the implementation of the development. A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being within the CAZ. 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	SA Obje	ective							
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, 3b, 3c, 3d, 3e			
Buildings	Site is PDL. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. Site would be an efficient use of land subject to the potential effects on the MSA.										
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	Site is in F						lowever, development could lead to a	n increase in			
C Mater	,	-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources						within 100m water consu	n of a surface waterbody. Developmen imption.	nt at the site			
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity											
		+	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 PDL and contains existing buildings. There may therefore be limited scope for new development to adversely alter the local character. It is considered to be likely that new										
8 Cultural heritage	Heaton Es site. (Grad II* Listed E	tates Conse II Listed Buildings: 'If	P servation Building Frizley	LT on Area is gs: 'Swar Old Hall' :	IR 150m we Hill and and Frizin	H st of the site barn adjoini gley Hall').	SP2, SP10, EN3, EN4, EN5, EN6, DS3 e. There are four Listed Buildings with ng' and 'Black Swan Public House' as Development at this site could potenti d nearby Listed Buildings. The site is	well as Grade ally result in an			
9 Air quality			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e			

		Effect on	SA Obje	ctive		1					
SA Objective			Permanence	Permanence Duration		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
	make achie	eving air q expected to	uality ir result	nproveme in a mino	ent targets or increase	s more diffic e in air pollu	QMA. The site lies within CAZ and the cult. The construction and occupation tion in relation to existing levels due to	of new homes			
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	from the si (Frizinghal	te offering I Railway S	, freque Station)	ent service as the si	es. The ne te is adjac	earest railwater	nghall Road and Canal Road, with tway station adjacent to the eastern periexisting railway line. The site has good amount of cycle paths.	meter			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	the types a	and tenure: ninimum cr	s of the iteria o	housing f policies	is provide HO4 and	ed in line wit HO5 (10 or	satisfying Bradford's housing needs, h the Local Plan policies. The develop more homes, or an area of more that es to reflect local need.	oment would			
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
services	Residents at the site would have good access to key services and amenities including those on Canal Road. Reduced number of services within 600m, compared to other sites, however.										
42 Casial		+	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.									
440 %		+	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, churches and outdoor leisure spaces, including Lister Park and King George V Memorial Playing Fields. The site is 2.2km north of Foster Square Retail park.										
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location when new development	nere there opment co	are cur uld pote	rently nor entially er	ne, and so nhance co	an increas	oduce new potential targets and victing in crime at the site cannot be ruled whesion and wellbeing, or increase naterime.	out. However,			
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	nearest ho natural hab	spital (Shi	pley Ho opportu	spital). R inities for	esidents a outdoor e	at the site we exercise and	ledical Centre. The site is 1.8km away rould have good access to a diverse red community engagement, both of whof the development.	ange of semi-			
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
17 Education						y School, is uth of the si	160m north of the site. The nearest ste.	econdary			
18	Site would	+	P	LT with goo	IR od access	H to a broad	SP6, SP14, SP16, EC1, EC2, EC3, EC4 range of high quality and diverse emp	18a, 18b			
Employment							range of nigh quality and diverse emp Zone 450m south of the site.	юуттети			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	such as by	increasing	g the de	emand fo	r local god	ods and ser	e a minor beneficial impact on the location vices and enhancing the pool of poter tent could lead to an improved attraction	ntial employees			
							help tackle local deprivation.	IVELIESS IO LITE			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield	Potential	Status
Site reference and maine	Size (IIa)	Existing site uses	split	development	

CR/036 – North Bolton Hall Road	0.84	Disused warehouse	PDL		Preferred Option: CR6/H
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Summary of assessment for CR/036:

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 could deliver major positive effects for residents on both the transport and education SA Objectives as a result of being within the target distances for all necessary bus stops and railway stations and centres for primary and secondary education. The site could deliver positive effects for the surrounding landscape and townscape, as it is considered to be likely that new development would be an opportunity to ensure that this location has a more positive influence on the local townscape character.

		Effect on	SA 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	use of the site could be ALC of the	land resou be re-used site is of u issues wit	rce, sub but the Irban gr	pject to the p re-use of made. A smal	ootential ef aterials wo I northern	fects on the ould improv patch of CF	incides with a coal MSA. Site wou e MSA. It is unknown if the existing e the resource-efficiency of any d R/036 is on a landfill site and there be be remediated before development	g buildings on- evelopment. The fore there are
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	Site is in F	Z1 and is r	not at ris	sk of surface	water floo	oding.		
5 Water resources				LT GSPZ and minor increa			SP9, EN1, EN2, EN7, EN9 a surface waterbody. Developmer	5a – 5e at at the site
	Would be in		Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	network. A affected by trees locate opposite si local habita The HRA S	TPO wood developmed 150m s de of Bolto at connecti Screening	dland lie nent at t outh we on Hall I vity. orocess s canno	es 20m from he site, such est of the site Road. The load has identified to be ruled o	the site's n as through as through as through as Deciduo ass of this add that like the at this s	eastern per gh impacts ous woodlan habitat wou ely significan tage.	connectivity of the local and wider of imeter, which could potentially be con the root zone. There are also and, a priority habitat, is 30m southold reduce the site's biodiversity vant effects on the South Pennine M	adversely cluster of TPO east on the slue and reduce oors SPA/SAC
7 Landscape & townscape	National Pa areas conta therefore b surrounds developme local towns that the ne	arks or AO aining GI e likely to the site wo that the s cape char w develop	NBs. Helements adverse buld help ite would acter, s	owever, resis of potentially alter the lot of the lot o	dential de Illy high vis ocal towns potential i ortunity to corporatin ality desig	velopment a sual amenity scape and la magnitude of ensure tha g GI element in (as requir	SP2, EN1, EN3, EN5, EN6, DS2, DS3 effect on any landscape designation at this site could result in the loss of the property, including trees and woodland, and and scape character. The existing of effects. It is considered to be like this location has a more positive ints of high visual amenity value of the ded by various Local Plan policies) welopment.	on, including of adjacent nd it would built form which ely that new influence on the
8 Cultural heritage	Developme	O ent at the s	n/a ite wou	n/a ld be unlikel	n/a y to have	H a discernible	SP2, SP10, EN3, EN4, EN5, EN6, DS3 e effect on any heritage asset or h	None listoric area.
		-	P	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
9 Air quality	new homes	s would be	expect		in a minor	increase in	A or CAZ. The construction and o air pollution in relation to existing	-

		Effect on	SA Object	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	Site is within 80m of two bus stops with frequent services. There are also a number of bus stops within 300m of the site along Gaisby Lane. The nearest railway station is 580m west at Frizinghall. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.											
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	the types a	and tenure ninimum c	s of the riteria of	housing is policies HO	rovided in 4 and HO	line with th 5 (10 or mo	sfying Bradford's housing needs, the Local Plan policies. The develop the homes, or an area of more that to reflect local need.	oment would				
12 Accessible		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
services				orth of the sit broad range			ne site is 500m from the nearest so amenities.	ervice centre or				
10.0		+	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.											
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & eisure	restaurants	Residents at the site would have good access to a range of culture and leisure opportunities including restaurants, churches and outdoor leisure spaces, including Bolton Wood Park and King George V Memorial Playing Fields.										
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location who new development	here there opment co	are curi uld pote	rently none,	and so an nce comm	increase in unity cohes	ce new potential targets and victing crime at the site cannot be ruled sion and wellbeing, or increase native.	out. However,				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	hospital (S habitats wi	Shipley Hos ith opportu	spital). F inities fo	Residents at	the site watercise and	ould have g d communit	entre. The site is 2km away from to lood access to a diverse range of some y engagement, both of which coul- nt.	semi-natural				
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
7 Education				Poplars Far er Road, is 8				st secondary				
8		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment							ge of high quality and diverse empe is 450m south west of the site.	loyment				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	such as by for local bu	increasingusinesses.	g the de An imp	mand for loo rovement in	cal goods the built e	and service nvironment	minor beneficial impact on the local is and enhancing the pool of poter could lead to an improved attraction tackle local deprivation.	ntial employees				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CR/037 – Thornhill		Existing open	0 "		Preferred Option:
Avenue	0.6	space	Greenfield	19 dwellings	CR7/H

Summary of assessment for CR/037:

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 (including TPO woodland) 60m from a deciduous woodland priority habitat.

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

		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	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings	There is a would be of the site is	considered	of (>0.4 as an ir	tha) greenfich nefficient use	eld land wi e of the lar	thin the bound resource	undary and therefore developmen s. Site coincides with a coal MSA.	t on this area ALC Grade at
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	Site is in F	Z1 and is r		sk of surface			<u></u>	
5 Water		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources				GSPZ and minor increa				nt at the site
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity			•				ontains various GI elements inclu	•
6 Biodiversity & geodiversity	likely to be adversely impacts or The HRA	e of some baffect the land root zone Screening	oiodivers FPO woo s, losse process	sity value in i odland at the s of function has identifie	its current e site and ally linked ed that like	condition. I priority woo land or incely significat	ontains various GI elements inclu- New development at the site could odland just outside the site, such a reases in recreational disturbance nt effects on the South Pennine M	d potentially as through es.
	likely to be adversely impacts or The HRA	e of some baffect the land root zone Screening	oiodivers FPO woo s, losse process s canno	sity value in incodiand at the soft function has identified to be ruled on	its current e site and ally linked ed that like ut at this s	condition. I priority woo land or incely significal tage.	New development at the site could be dland just outside the site, such a reases in recreational disturbance on the South Pennine M	d potentially as through es. loors SPA/SAC
	likely to be adversely impacts or The HRA sare trigger Developmentational Pareas cont protected) existing but to be likely positive integral value or by	e of some be affect the Ton root zone Screening ed and thu ent at this learks or AC taining GI ed, and it would form what new of fluence on y ensuring	piodivers FPO work s, losse process s canno P location NBs. He elements uld there ich surr develop the loca that the	sity value in it odland at the sof function has identified by the ruled or the sof potential efore be likelounds the sign ment at the sal townscape new develo	its current e site and ally linked ed that like ut at this s IR esult in a c dential de lly high vis ly to adver te would h site would e characte pment is c	condition. I priority wood land or incely significant age. Miscernible evelopment assual amenity sely alter the help to limit be an opport, such as buf a high quarter of the land of the	New development at the site could odland just outside the site, such a reases in recreational disturbance	d potentially us through es. doors SPA/SAC 7a, 7b on, including of adjacent which are TPO e character. The lis considered has a more gh visual amenity
& geodiversity 7 Landscape	Developments on protected) existing but to be likely policies). The HRA state of the head	e of some be affect the Ton root zone Screening ed and thu ent at this learks or AC taining GI ed, and it would form what that new of fluence on y ensuring This is som	Plocation by Bs. Helements uld there ich surridevelopithe location by Bs. Helements uld the ewhat depend on the location by Bs. Helements uld the locati	sity value in a codland at the sof function has identified by the ruled or comment at the sof potential townscaped new developendent or codland at the sof potential townscaped new developendent or codland at the sof potential townscaped new developendent or codland at the sof potential townscaped new developendent or codland at the sof potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent	its current e site and hally linked ed that like ut at this s IR esult in a c dential de lly high vis ly to adver te would h site would e characte pment is c n the desig	condition. I priority wood land or incelly significant age. Miscernible evelopment assual amenity sely alter the lep to limit be an opport, such as bot a high quagn and implements.	New development at the site could adland just outside the site, such a reases in recreational disturbance at effects on the South Pennine M SP2, EN1, EN3, EN5, EN6, DS2, DS3 effect on any landscape designation at this site could result in the loss y, including trees and woodland (vine local townscape and landscape the potential magnitude of effects ortunity to ensure that this location by incorporating GI elements of high ality design (as required by various ementation of development. SP2, SP10, EN3, EN4, EN5, EN6, DS3	d potentially us through es. doors SPA/SAC 7a, 7b on, including of adjacent which are TPO e character. The . It is considered has a more gh visual amenity s Local Plan None
& geodiversity 7 Landscape & townscape	Developments on protected) existing but to be likely policies). The HRA state of the head	e of some be affect the Ton root zone Screening ed and thu ent at this learks or AC taining GI ed, and it would form what that new of fluence on y ensuring This is som	Plocation by Bs. Helements uld there ich surridevelopithe location by Bs. Helements uld the ewhat depend on the location by Bs. Helements uld the locati	sity value in a codland at the sof function has identified by the ruled or comment at the sof potential townscaped new developendent or codland at the sof potential townscaped new developendent or codland at the sof potential townscaped new developendent or codland at the sof potential townscaped new developendent or codland at the sof potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent or code in the soft potential townscaped new developendent	its current e site and hally linked ed that like ut at this s IR esult in a c dential de lly high vis ly to adver te would h site would e characte pment is c n the desig	condition. I priority wood land or incelly significant age. Miscernible evelopment assual amenity sely alter the lep to limit be an opport, such as bot a high quagn and implements.	New development at the site could adland just outside the site, such a reases in recreational disturbance at effects on the South Pennine M SP2, EN1, EN3, EN5, EN6, DS2, DS3 effect on any landscape designation at this site could result in the loss y, including trees and woodland (vine local townscape and landscape the potential magnitude of effects ortunity to ensure that this location by incorporating GI elements of higality design (as required by various ementation of development. SP2, SP10, EN3, EN4, EN5, EN6,	d potentially us through es. doors SPA/SAC 7a, 7b on, including of adjacent which are TPO e character. The . It is considered has a more gh visual amenity s Local Plan None

		Effect on	SA Object	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	-				-		A or CAZ. The construction and o	•
			-	ed to result nes and trar			air pollution in relation to existing	levels due to
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	of the site	along Gais	sby Lane	e. The neare	st railway	station is 6	There are also a number of bus st 00m west at Frizinghall. The site has amount of cycle paths.	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
1 Housing	the types a meet the n	and tenure ninimum c	s of the riteria of	housing is policies HO	rovided in 4 and HO	line with th 5 (10 or mo	sfying Bradford's housing needs, e Local Plan policies. The developere homes, or an area of more that oreflect local need.	oment would
12 Accessible		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services							The site is 600m from the nearest and amenities.	service centre
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
3 Social cohesion	interaction	, without th	ne devel		ng of a sca	le that may	, encouraging participation and co put pressure on local services an	
4 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
eisure		s, churche					ulture and leisure opportunities inc olton Wood Park and King Georgo	
	,yg	+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location where the second seco	here there opment co	are curi uld pote	rently none,	and so an nce comm	increase in unity cohes	ce new potential targets and victin crime at the site cannot be ruled sion and wellbeing, or increase nation.	out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
6 Health	hospital (S habitats wi	Shipley Hos ith opportu	spital). F inities fo	Residents at	the site wo	ould have g	entre. The site is 2km away from to ood access to a diverse range of y engagement, both of which coul ont.	semi-natural
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
7 Education				Poplars Far er Road, is 8				st secondary
8		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment	Site would opportuniti	provide re	sidents ample. t	with good a	ccess to a	broad rang	ge of high quality and diverse empersished is 500m south west of the site.	loyment
	- portaritu	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	such as by for local bu	increasin usinesses.	g the de An imp	mand for loo rovement in	cal goods at the built e	and service nvironment	minor beneficial impact on the loca s and enhancing the pool of poter could lead to an improved attraction tackle local deprivation.	ntial employees

Site reference and Name	Size	Eviating site uses	Brownfield/greenfield	Potential	Status
Site reference and Name	(ha)	Existing site uses	split	development	

CR/011/ CR019 – New Bolton Woods	49.32	Mixed PDL/ Greenfield The site is currently in use for a range of uses including employment uses, playing fields and open space and existing residential areas	75% PDL 25% Greenfield	923 dwellings	Commitment
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Summary of assessment for CR/011/ CR/019:

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 a section of site falling within FZ3 and a limited area at high risk of surface water flooding. More detailed flood risk assessments may be likely for the site, and careful consideration given to the layout of the development.

The waterbody present within the site boundary lead to an additional significant adverse effect being predicted on the water resources 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 within a CAZ. Additionally, minor adverse effects are predicted for the cultural heritage SA objective due to the sites proximity to five 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 or major (significant) 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.

		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)
		+/-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land & Buildings	be an effici buildings o	ient use of n-site coul	the lan	d resourd -used but	ce, subjec t the re-us	t to the pote se of materia	oal MSA. ALC Grade at the site is 'Urential effects on the MSA. It is unknow als would improve the resource-efficies of greenfield land therefore an uncer	n if the existing ency of any
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience		ling, howe	ver the	majority of	of the site	is at low ris	s of the site are at medium to high risk. Development could lead to an incre	
	•		Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water							ongside the sites eastern boundary. I	
resources	here could water cons	•	k to wa	ter quality	y. Develop	oment at the	e site would be likely to result in a min	or increase in
		+/-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f

		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)
6 Biodiversity & geodiversity	site as well used as red Areas of TI deciduous on the root biodiversity The site is	l as its concreation of PO woodland zones an value and located with the control of the control o	ntribution pen spa and and . These d for po d reduction	on to the coace will be disclusters thabitats otential site local harmon of a lo	onnectivitie mitigate of TPO tr can be ac e clearan abitat concectivity des	ty of the local distribution of the local di	n opportunity to enhance the biodiver al and wider ecological network. Loss rovision of new open space. In the site boundary, as well as areas ected by the development, such as the of this habitat would also reduce the but is more than 100m away from a ally/nationally designated sites.	of land formally of priority rough impacts e site's
7 Landscape & townscape	National Pa containing be likely to surrounds developme local towns that the ne somewhat	arks or AC GI elemer adversely the site wo ent at the s scape chai w develop dependen	ONBs. Honts of portable alter the could he could he could he could have acter, someont is ton the could have acter.	However, in the local to local to limit all be an or such as by the design as design a	residentia high visua bwnscape the poten opportuni y incorpo quality d and imple	Il developme al amenity, in and landscatial magnitud by to ensure rating GI ele esign (as re mentation of	SP2, EN1, EN3, EN5, EN6, DS2, DS3 ble effect on any landscape designation at this site could result in the loss including trees and woodland, and it was character. The existing built form de of effects. It is considered to be like that this location has a more positive ments of high visual amenity value of quired by various Local Plan policies of development. Loss of land formally of new open space.	of areas vould therefore which tely that new influence on the r by ensuring This is
8 Cultural heritage	Crescent, a Lister Park adversely a	all to the w is 600m v alter the se	vest of to vest, a cetting o	he develo Registere f these se	opment. T ed Park ar ensitive he	he Leeds ar nd Garden. I eritage asset	SP2, SP10, EN3, EN4, EN5, EN6, DS3 n Estates, North Park Road, St Pauls nd Liverpool Canal is also 1.2km nort Development at this large site would its. However, since the majority of the local character.	h of the site. be likely to
9 Air quality	would be e associated	xpected to with home	result es and	in a mino transport	r increase moveme	e in air pollu nts. The site	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09 QMA. The construction and occupation in relation to existing levels due to partially lies within a CAZ; this development of the CAZ more difficult.	o pollution
10 Transport							SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ble bus stops with frequent services. The site has good access for pedest	
11 Housing	The site co dwellings), The develo	dependin	g on the	e types ar et the mir	nd tenure: nimum cri	s of the hous teria of polic	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 satisfying Bradford's housing needs (sing is provided in line with the Local ies HO4 and HO5 (10 or more home x and affordable houses to reflect loc	Plan policies. s, or an area of
12 Accessible services	The site is	+ within 600	P Om of th	LT e nearest	IR services	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 Il Road and 1.1km south of Shipley w	12a
13 Social	wider range	++	Р	LT	IR	H H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 his will have a significant positive effe	13a
cohesion	cohesion. S	Site would	also si	tuate new	resident:	s within an e	nis will have a significant positive effects with the community, encouraging part and employment opportunities.	

		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)
14 Culture &		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	restaurants	s, churches	s and o	utdoor lei	sure spac	es, includin	of culture and leisure opportunities inc og Peek Park and Northcliffe Park. Los nrough provision of new open space.	
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a
15 Safe & secure	so an incre	ase in crin	ne at th	ie site car	nnot be ru	led out. How	oduce new potential targets and victin wever, new development could poten rveillance, 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	nearest ho natural hab	spital (Shipoitats with	oley Ho opportu	spital). R inities for	esidents a outdoor e	at the site we exercise and	edical Centre. The site is 1.5km away ould have good access to a diverse red community engagement, both of who of the development.	ange of semi-
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
17 Education	The neares school, Oa Primary Sc	sis Acadei	school, my List	Poplars l er Park, is	Farm Prin s 100m w	nary School est of the si	, is 100m east of the site. The neares te. The development would also provi	t secondary de a new
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment		es. The sit	e lies p	artially wi			range of high quality and diverse emp Employment Zone. The development	
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	Zone, that	could cont	ribute t	owards th	ne long te	rm success	ployment space, within the Canal Roa of Bradford's economy. Due to the si ost to the vitality of Shipley centre.	

City Centre Site Assessments

- 1.1.1 Thirty potential housing sites have been identified within Bradford City Centre.
- 1.1.2 Almost all sites expected to have a positive effect on Land and buildings (SA Objective 3), mostly major, only CC/020, CC/022 and CC/037 will have only minor positive effects, this is due to these sites having some vegetation and not being entirely PDL.
- 1.1.3 Sites with a major positive effect on climate change resilience (SA Objective 4), are CC/027, CC/038, CC/076 and CC/078. Sites with a major negative influence on climate change resilience are CC/022, CC/024, CC/039, CC/042, CC/044, CC/045, CC/068A/D/E and CC/068G.
- 1.1.4 Sites with a minor positive effect on biodiversity & geodiversity (SA Objective 6), and landscape & townscape (SA Objective 7), are CC/001, CC/007, CC/011, CC/018, CC/020, CC/024, CC/037, CC/038, CC/039, CC/095 and CC/096. all other sites have a major positive effect on biodiversity & geodiversity (SA Objective 6), and landscape & townscape (SA Objective 7), with the exception of CC/022, which will likely have a positive and negative effect due to a loss of vegetation, however this is of low certainty and highly dependent on implementation.
- 1.1.5 As all sites are PDL effects on cultural heritage sites (SA Objective 8), and safety and security (SA Objective 15), will be both positive and negative with a lot of uncertainty.
- 1.1.6 All sites will have a minor negative impact on air quality (SA Objective 9), however CC/027, CC/047, CC/068G, CC/073 and CC/079 will have major negative influences due to their proximities to AQMAs.
- 1.1.7 Almost all sites will have a positively (minor) effect on access to transport (SA Objective 10), housing (SA Objective 11), accessible services (SA Objective 12), social cohesion (SA Objective 13), and culture and leisure (SA Objective 14), this is likely due to all sites being within the city centre and so there is easy access to these amenities, the only outliers are CC/045 which due to its size will likely have a major positive impact on housing needs in Bradford and CC/038 which will have a major negative influence on culture and leisure and accessible services, this is due to the removal of these amenities which currently operate on the site.
- 1.1.8 Almost all sites have a major positive impact on health (SA Objective 16), with the exceptions of CC/011, CC/026, CC/027, CC/038 and CC/114, which all have minor positive impacts on health, this is due to there being many GP surgeries and hospitals in close proximity to the city centre.
- 1.1.9 Sites with a minor negative effect on education (SA Objective 17) are CC/001, CC/007, CC/011, CC/018, CC/024, CC/026, CC/027, CC/038, CC/073 and CC/113. Sites with a minor positive effect on education are CC/022, CC/025, CC/037, CC/042, CC/044, CC/045, CC/047 and CC/100. All other sites have a major positive effect on education.
- 1.1.10 All sites will have a minor positive impact on employment (SA Objective 18), and the economy (SA Objective 19), due to being in close proximity to a lot of employment sectors within the city centre.

Summary table of effect scores predicted for housing site options in Bradford City Centre (Preferred Options):

PO Ref.	SHLAA site								S	A C)bje	ctiv	е							
1 o nei.	ref.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
CC1/H	CC/001	-	-	++	+	-	+	+	+/-	-	+	+	+	+	+	+/-	++	-	+	+
CC2/H	CC/007	-	-	++	+	-	+	+	+/-	-	+	+	+	+	+	+/-	++	-	+	+
CC3/H	CC/011	-	-	++	+	-	+	+	+/-	-	+	+	+	+	+	+/-	+	-	+	+
CC4/H	CC/018	-	-	++	+	+	+	+	+/-	-	+	+	+	+	+	+/-	++	-	+	+
CC5/H	CC/020	-	-	+	+	+	+	+	+/-	-	+	+	+	+	+	+/-	++	++	+	+
CC6/H	CC/022	-	-	+		-	+/-	+	+/-	-	+	+	+	+	+	+/-	++	+	+	+
CC7/H	CC/024	-	-	++		-	+	+	+/-	-	+	+	+	+	+	+/-	++	-	+	+
CC8/H	CC/025	-	-	++	-	+	++	++	+/-	-	+	+	+	+	+	+/-	++	+	+	+
CC9/H	CC/026	-	-	++	+	+	++	++	+/-	-	+	+	+	+	+	+/-	+	-	+	+
CC10/H	CC/027	-	-	++	++	-	++	++	+/-		+	+	+	+	+	+/-	+	-	+	+
CC11/H	CC/037	-	-	+	+	+	+	+	+/-	-	+	+	+	+	+	+/-	++	+	+	+
CC12/H	CC/038	-	-	++	++	+	+	+	+/-	-	+	+		+		+/-	+	-	+	+
CC13/H	CC/039	-	-	++		+	+	+	+/-	-	+	+	+	+	+	+/-	++	++	+	+
CC14/H	CC/042	-	-	++		+	++	++	+/-	-	+	+	+	+	+	+/-	++	+	+	+
CC15/H	CC/044	-	-	++		+	++	++	+/-	-	+	+	+	+	+	+/-	++	+	+	+
CC16/H	CC/045	-	-	++		+	++	++	+/-	-	+	++	+	+	+	+/-	++	+	+	+
CC17/H	CC/047	-	-	++	+	+	+	+	+/-		+	+	+	+	+	+/-	++	+	+	+
CC18/H	CC/068A/D/E	-	-	++		+	++	++	+/-	-	+	+	+	+	+	+/-	++	++	+	+
CC19/H	CC/068G	-	-	++		+	+	+	+/-		+	+	+	+	+	+/-	++	++	+	+
CC20/H	CC/073	-	-	++	-	-	++	++	+/-		+	+	+	+	+	+/-	++	-	+	+
CC21/H	CC/076	-	-	++	++	+	++	++	+/-		+	+	+	+	+	+/-	++	++	+	+
CC22/H	CC/078	-	-	++	++	+	++	++	+/-	-	+	+	+	+	+	+/-	++	++	+	+
CC23/H	CC/095	-	-	++	-	+	+	+	+/-	-	+	+	+	+	+	+/-	++	++	+	+
CC24/H	CC/096	-	-	++	+	+	+	+	+/-	-	+	+	+	+	+	+/-	++	++	+	+
CC25/H	CC/097	-	-	++	-	+	++	++	+/-	-	+	+	+	+	+	+/-	++	++	+	+
CC26/H	CC/099	-	-	++	+	+	++	++	+/-	-	+	+	+	+	+	+/-	++	++	+	+
CC27/H	CC/100	-	-	++	+	+	++	++	+/-	-	+	+	+	+	+	+/-	++	+	+	+

Sites assessments - North Bradford Urban Area

CC28/H	CC/113	-	-	++	-	-	++	++	+/-	-	+	+	+	+	+	+/-	++	-	+	+
CC29/H	CC/114	-	-	++	+	+	++	++	+/-	-	+	+	+	+	+	+/-	+	++	+	+
CC30/H	CC/116	-	-	+/-	+	-	+	+	0		+	+	+	++	+	+/-	++	++	+	+

Summary table of effect scores predicted for employment sites in the Bradford City Centre (Preferred Options):

PO Ref.	Site								S	A C)bje	ctiv	е							
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
CC31/E	CC/119	-	-		+	-	-	-	-		++	0	+	0	0	+/-	0	+	++	+
CC32/E	CC/120	-	-	+/-	-	-	+/-	+	+		++	0	+	0	0	+/-	0	+	++	+
CC33/E	CC/121	-	-	+/-	-	-	+	+	+		++	0	+	0	0	+/-	0	+	++	+

Site reference and Name	Size (ha)	Existing site	Brownfield/greenfield	Potential	Status
	0.00 ()	uses	split	development	
CC/001 – Vacant site South of		Vacant,			Preferred
Sunbridge Road, bounded by	0.5	overgrown with some	PDL/Brownfield 100%	150 dwellings	Option: CC1/H
Tetley St and Fulton St		hardstanding			

Summary of assessment for CC/001: No significant adverse effects predicted for the site, most likely due to the fact that it is already a PDL site. Minor adverse effects predicted for water resources due to proximity to Bradford Beck and the distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, 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)
3 Land &		++	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings	Site is B	rownfield.	Site coi	incides w	vith a san	dstone	and coal MSA. ALC Grade at the site is 'Ur	ban'.
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience		ority of the he site falls			nd is not	at risk (of surface water flooding. However, a small	section of the south
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources	Site doe	s not coinc	cide witl	h a GSP	Z, but is v	within 8	0m of Bradford Beck. Development at the s	te would be likely
resources	to result	in a minor	increas	se in wat	er consu	mption.		
6		+	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity							and trees. It is considered to be likely that n	
&							be an opportunity to further enhance the bid	
a geodiversity	the site.		-				-	-
geodiversity								
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
-	Develop	ment at thi	is locati	ion would	d not resu	ult in a d	discernible effect on any landscape designation	tion, including
Landscape	National	Parks or A	AONBs.	. As it is	a PDL sit	e, new	development may be an opportunity to bette	er ensure the site
& townsoons	has a po	sitive influ	ence or	n the loca	al townsc	ape, by	incorporating GI elements and high quality	design (as
townscape	required	by various	Local	Plan poli	icies), altl	hough t	this is somewhat dependent on implementat	ion.
		+/-)	-				
		+/-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural	Site is w		•				SP2, SP10, EN3, EN4, EN5, EN6, DS3 are multiple listed buildings within 100m of	
	term neg	ithin a hist gative effec	oric cor	nservatio Id come	n area ar from the	nd there	e are multiple listed buildings within 100m of enerated due to construction, however it is	the site. Short expected that the
8 Cultural heritage	term neg	ithin a hist gative effec	oric cor cts wou d impro	nservatio Id come ve the vi	on area ar from the sual setti	nd there noise g ng of th	e are multiple listed buildings within 100m of enerated due to construction, however it is his PDL site and so would be a long term po	the site. Short expected that the sitive effect.
	term neg developi	ithin a hist gative effect ment would -	oric cor cts wou d impro	nservationserve the vi	on area ar from the sual setti	nd there noise g ng of th	e are multiple listed buildings within 100m of generated due to construction, however it is his PDL site and so would be a long term po SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	the site. Short expected that the sitive effect. 9a – 9c
heritage	term neg developi Site is w	ithin a histogative effect ment would rent would ithin a CAZ	oric cor cts wou d impro P Z and w	nservatio Id come ve the vi	on area ar from the sual setti IR Om of an	nd there noise g ng of th H AQMA.	e are multiple listed buildings within 100m of lenerated due to construction, however it is his PDL site and so would be a long term po SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 The construction and occupation of new ho	the site. Short expected that the sitive effect. 9a – 9c mes would be
heritage	term neg developi Site is w expected	ithin a histogative effect ment would read this ithin a CAZ ithin a CAZ to result i	oric corets wou dimpro P Z and win a mir	nservations Id come ve the view LT vithin 100 nor increase.	on area ar from the sual setti IR Om of an	nd there noise g ng of th H AQMA.	e are multiple listed buildings within 100m of generated due to construction, however it is his PDL site and so would be a long term po SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	the site. Short expected that the sitive effect. 9a – 9c mes would be
heritage	term neg developi Site is w expected	ithin a histogative effect ment would rent would ithin a CAZ	oric corets wou dimpro P Z and win a mir	nservations Id come ve the view LT vithin 100 nor increase.	on area ar from the sual setti IR Om of an	nd there noise g ng of th H AQMA.	e are multiple listed buildings within 100m of lenerated due to construction, however it is his PDL site and so would be a long term po SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9. The construction and occupation of new hom in relation to existing levels due to pollution.	the site. Short expected that the sitive effect. 9a – 9c mes would be
heritage 9 Air quality	Site is w expected homes a	ithin a hist pative effect ment would - ithin a CAZ d to result ind transpo	oric corets would impro P Z and win a mireort move	nservational discourse the view of the vie	on area ar from the sual setti IR Om of an a ase in air	nd there noise g ng of th H AQMA.	e are multiple listed buildings within 100m of the enerated due to construction, however it is a pis PDL site and so would be a long term por SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9. The construction and occupation of new how in relation to existing levels due to pollution SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	the site. Short expected that the sitive effect. 9a – 9c mes would be on associated with 10a – 10d
heritage 9 Air quality	Site is w expected homes a	ithin a hist pative effect ment would the control ithin a CAZ to result ind transport thin 100m	oric cor cts wou d impro P Z and w in a mir ort mov	nservation ld come ve the visual LT vithin 100 nor increasements.	on area ar from the sual setti IR Om of an a ase in air	nd there noise g ng of the HAQMA. pollution	e are multiple listed buildings within 100m of the enerated due to construction, however it is a pollowed by the enerated due to construction, however it is so pollowed by the enerated due to construction, however it is pollowed by the energy of the ener	the site. Short expected that the sitive effect. 9a – 9c mes would be on associated with 10a – 10d 550m north east at
heritage 9 Air quality	Site is w expected homes a	ithin a hist pative effect ment would represent the service of the service ithin a CAZ to result in transport thin 100m I Forster S	oric corects would impro PZ and win a mirrort move P of multiple o	nservation ld come ve the visual LT vithin 100 nor increasements. LT tiple bus Railway S	on area ar from the sual setti IR om of an ase in air IR stops with Station. T	nd there noise g ng of the H AQMA. pollution H	e are multiple listed buildings within 100m of the enerated due to construction, however it is a pis PDL site and so would be a long term por SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9. The construction and occupation of new how in relation to existing levels due to pollution SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	the site. Short expected that the sitive effect. 9a – 9c mes would be on associated with 10a – 10d 550m north east at
	Site is w expected homes a	ithin a hist pative effect ment would the control ithin a CAZ to result ind transport thin 100m	oric corects would impro PZ and win a mirrort move P of multiple o	nservation ld come ve the visual LT vithin 100 nor increasements. LT tiple bus Railway S	on area ar from the sual setti IR om of an ase in air IR stops with Station. T	nd there noise g ng of the H AQMA. pollution H	e are multiple listed buildings within 100m of the enerated due to construction, however it is a policy site and so would be a long term policy SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9. The construction and occupation of new how in relation to existing levels due to pollution SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6. TR6.	the site. Short expected that the sitive effect. 9a – 9c mes would be on associated with 10a – 10d 550m north east at
heritage 9 Air quality	Site is w expected homes a	ithin a hist pative effect ment would the result is a CAZ to result is and transport thin 100m Forster S	oric corects would impro PZ and win a mirrort move P of multiple o	nservation ld come ve the visual LT vithin 100 nor increasements. LT tiple bus Railway S	on area ar from the sual setti IR om of an ase in air IR stops with Station. T	nd there noise g ng of the H AQMA. pollution H	e are multiple listed buildings within 100m of the enerated due to construction, however it is a pis PDL site and so would be a long term por SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9. The construction and occupation of new how in relation to existing levels due to pollution SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6. TR6 tent services. The nearest railway station is	the site. Short expected that the sitive effect. 9a – 9c mes would be on associated with 10a – 10d 550m north east at
heritage 9 Air quality 10 Transport	Site is we specified by Bradford cyclists we see the s	ithin a hist pative effect ment would the second of the se	oric corcts wou d impro P Z and w in a mir ort mov of mult quare F ed amo P	nservation ld come ve the visual LT vithin 100 nor increasements. LT tiple bus Railway Sount of cylindrical LT	on area ar from the sual setti IR Om of an ase in air IR stops with Station. Trocle paths	nd there noise gong of the HAQMA. Pollution Hasite st. H	e are multiple listed buildings within 100m of the enerated due to construction, however it is sais PDL site and so would be a long term poor spread of the	the site. Short expected that the sitive effect. 9a – 9c mes would be on associated with 10a – 10d 550m north east at what limited for
heritage 9 Air quality 10 Transport	Site is we specified by Bradford cyclists we term negative.	ithin a hist pative effect ment would the second of the second the second of the secon	oric corcts would improdument improved	nservation ld come ve the visual LT vithin 100 nor increasements. LT tiple bus Railway Sount of cylinor positi	on area ar from the sual setti IR Om of an ase in air IR Station. Tycle paths	nd there noise g ng of the HAQMA. Pollution the site s. H	e are multiple listed buildings within 100m of the enerated due to construction, however it is suis PDL site and so would be a long term po SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9. The construction and occupation of new how in relation to existing levels due to pollution SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6. TR6. TR6 tent services. The nearest railway station is has good access for pedestrians, but some SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs	the site. Short expected that the sitive effect. 9a – 9c mes would be on associated with 10a – 10d 550m north east at what limited for 11a , depending on the
heritage 9 Air quality 10 Transport	Site is we specified by a site is we specified homes a site is we specified by a site is well as the site is well as the site is well as the site is we specified by a site is well as the site is well	ithin a hist pative effect ment would the second of the second the second of the secon	oric corcts would improdument improved	nservation ld come ve the visual LT vithin 100 nor increasements. LT tiple bus Railway Sount of cylinor position ousing is	on area ar from the sual setti IR Om of an ase in air IR Station. Tycle paths IR IR IR IR IR IR IR IR IR IR IR IR IR	nd there noise g ng of the H AQMA. Pollution the site s. H bution t d in line	e are multiple listed buildings within 100m of the enerated due to construction, however it is so PDL site and so would be a long term poor SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9. The construction and occupation of new how in in relation to existing levels due to pollution of services. The nearest railway station is has good access for pedestrians, but some SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs a with the Local Plan policies. The development is serviced and services.	the site. Short expected that the sitive effect. 9a – 9c mes would be on associated with 10a – 10d 550m north east at what limited for 11a , depending on the nent would meet the
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		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 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	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is 350m west of City Park.									
		+/-	Р	LT	IR	М	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, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	Site is 650m south of the nearest GP surgery, Harley Clinic, putting it outside the target distance. The site is within 1km of a hospital, St Luke's 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, as well as being 350m west of City Park.									
4-7	0.000	-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
17 Education	The nearest primary school, Green Lane Primary School, is 1km north west of the site. The nearest seconda school, Dixon's City Academy, is 1.5km south of the site. These are both outside of the desired ranges.									
		+	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 employ									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as 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 to help tackle local deprivation.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/007 – Former Bee Hive Mills, Smith Street	0.76	Vacant, overgrown with some hardstanding	PDL/Brownfield 100%	220 dwellings	Preferred Option: CC2/H

Summary of assessment for CC/007:

No significant adverse effects predicted for the site, most likely due to the fact that it is already a PDL site. Minor adverse effects predicted for water resources due to proximity to Bradford Beck and the distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health facilities.

		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 Brownfield. Site coincides with a sandstone 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	The majority of the site is in FZ1 and is not at risk of surface water flooding. However, the north face of the site falls within FZ2.									

		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)				
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
esources	Site does not coincide with a GSPZ, but is adjacent to Bradford Beck. Development at the site would be likely to											
	result in a minor increase in water consumption.											
6	Cita ia D	+	P P P P P P P P P P P P P P P P P P P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9 and trees. It is considered to be likely that n	6a – 6f				
Biodiversity & geodiversity							be an opportunity to further enhance the bid					
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
<i>r</i> Landscape							discernible effect on any landscape designa					
<u> </u>	National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure											
ownscape							incorporating GI elements and high quality					
	required	+/-	P	TIAIT POII	IR	M	his is somewhat dependent on implemental SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
3 Cultural	There ar			uildinas			he site. Short term negative effects would co					
neritage	generate		onstruc	tion; hov	vever it is	s expec	ted that the development would improve the effect.					
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality							The construction and occupation of new ho					
, ,		expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.										
	nomes a	+	P	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 800m north east at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.											
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimum	d tenures n criteria of	of the h f policie	ousing is s HO4 a	s provide nd HO5	d in line (10 or n	owards satisfying Bradford's housing needs with the Local Plan policies. The developm nore homes, or an area of more than 0.5ha) as to reflect local need.	nent would meet th				
	5	+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible		ts at the si	te woul					-				
12 Accessible services			te woul		ood acce	ess to k	CO2 ey services and amenities including those o	n Sunbridge Road				
Accessible services	and Tho	ts at the si	te would d.	d have g	ood acce	ess to k	CO2 ey services and amenities including those o SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	n Sunbridge Road				
Accessible	Develop without of without t	ts at the sirnton Road + ment wouldisrupting of	te would. P d provide cohesive oment be	d have g LT de high-ceness of seeing of a	ood acce IR Juality ho existing a scale th	Homes wi	ey services and amenities including those of SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 thin an existing community in an area of high unity, encouraging participation and community put pressure on local services and facilities	n Sunbridge Road 13a h deprivation (IMD nity interaction,				
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Accessible services 13 Social cohesion 14 Culture &	Development of the construction of the constru	ts at the sirnton Road + ment wouldisrupting of he develop use of com + ts at the sints, church of City Park +/- struction a where their	te would. P d provide cohesive present to the left provide to the left provide are are accould personal to the left present to	LT de high-ceness of and place LT d have g outdoor East. LT upation ourrently of the courrently of the course of the courrently of the courrently of the courrently of the courrently of the courrently of the courrently of the courrently of the courrently of the courrently of the courrently of the courrently of the course of the courrently of the courrently of the course of the c	IR puality ho existing a scale the e. IR ood acceleisure seleisure seleisure selenhance	Homes with communant may Hess to a spaces. Momes word so an e communant may	ey services and amenities including those of SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 thin an existing community in an area of high inity, encouraging participation and community put pressure on local services and facilities SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 range of culture and leisure opportunities in The site is within 700m of multiple green spould introduce new potential targets and vict increase in crime at the site cannot be rule runity cohesion and wellbeing, or increase in SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,	13a h deprivation (IME nity interaction, or could alter the 14a ncluding pubs, bace options 15a ims of crime at a d out. However,				
Accessible services 13 Social cohesion 14 Culture & eisure 15 Safe & secure	Develop without to local service Resident restaura including. The consideration new developed and so consideration of the consideratio	ts at the sirnton Road + ment wouldisrupting of he develop use of com + ts at the sints, church of City Park +/- struction a where the elopment of could help to the sould south	te would. P d provide cohesive present to the left provide are could pet to combine present to the left present to the left present to the left present prese	LT de high-ceness of and place LT d have go outdoor East. LT upation ourrently cotentially pat the lo	IR puality ho existing a scale the e. IR ood acceleisure services and	Homes with communant may Hess to a spaces. Momes word so an e communant or crime. Herry, Harl	ey services and amenities including those of SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 thin an existing community in an area of high inity, encouraging participation and community put pressure on local services and facilities SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 range of culture and leisure opportunities in The site is within 700m of multiple green spould introduce new potential targets and vict increase in crime at the site cannot be rule aunity cohesion and wellbeing, or increase in crime at the site cannot be rule aunity cohesion and wellbeing, or increase in crime at the site cannot be rule aunity cohesion and wellbeing, or increase in crime at the site cannot be rule aunity cohesion and wellbeing, or increase in crime at the site cannot be rule aunity cohesion and wellbeing, or increase in crime at the site cannot be rule aunity cohesion and wellbeing, or increase in crime at the site cannot be rule aunity cohesion.	13a h deprivation (IME nity interaction, or could alter the 14a ncluding pubs, pace options 15a ims of crime at a d out. However, atural surveillance				
Accessible services 13 Social cohesion 14 Culture & eisure 15 Safe & secure 16 Health	Develop without to local service Resident restaura including. The consideration new developed and so consideration of the consideratio	ts at the sirnton Road + ment wouldisrupting of he developese of com + ts at the sints, church of City Park +/- struction a where the elopment of could help to the sints at the product of the sints and the sints at the sints at the sints, church of City Park +/- struction a where the elopment of could help to the sints at th	te would. P d provide cohesive present to the left provide are could pet to combine present to the left present to the left present to the left present prese	LT de high-ceness of and place LT d have go outdoor East. LT upation ourrently cotentially pat the lo	IR Juality ho existing a scale the IR ood acceleisure seleisure se	Homes with communant may Hess to a spaces. Momes word so an e communant or crime. Herry, Harl	ey services and amenities including those of SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 thin an existing community in an area of high unity, encouraging participation and community put pressure on local services and facilities SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 range of culture and leisure opportunities in The site is within 700m of multiple green spould introduce new potential targets and vict increase in crime at the site cannot be rule runity cohesion and wellbeing, or increase in SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5 ey Clinic, putting it outside the target distant	13a h deprivation (IMEnity interaction, or could alter the 14a nocluding pubs, pace options 15a ims of crime at a dout. However, atural surveillance 16a, 16b ce. The site is				
Accessible services 13 Social cohesion 14 Culture & eisure 15 Safe & secure	Resident restauration location new devand so company to the constant of the co	ts at the sirnton Road + ment wouldisrupting of he develop use of com + ts at the sints, church of City Park +/- struction a where the elopment of could help to the could	te would. P d provide cohesive proment be munity. P te would ness and to the P nd occure are decould pote to combine properties. P of the nospital, P ry school	LT de high-ceness of seing of a and place LT d have go outdoor East. LT upation ourrently outentially set the lo LT nearest C St Luke LT ol, Greer	IR Juality ho existing a scale the E. IR Ood acceleisure s IR IR In new ho none, and enhance cal risk o IR IR IR IR IR IR IR IR IR IR IR IR IR	Homes with communant may Hess to a spaces. Momes word so an e communant for crime. Herry, Harlal. Lerimary S	ey services and amenities including those of SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 thin an existing community in an area of high inity, encouraging participation and community put pressure on local services and facilities SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 range of culture and leisure opportunities in The site is within 700m of multiple green spould introduce new potential targets and vict increase in crime at the site cannot be rule runity cohesion and wellbeing, or increase in SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	13a h deprivation (IMEnity interaction, or could alter the 14a ncluding pubs, pace options 15a ims of crime at a dout. However, atural surveillance 16a, 16b ce. The site is 17a, 17b secondary school				

		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)	
18 Employment	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.								
	_	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as 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 to help tackle local deprivation.								

Site reference and Name	Size (ha)	Existing site	Brownfield/greenfield	Potential	Status
	(,	uses	split	development	
CC/011 – Globus Textiles,		Vacant unused			Preferred
Listerhills Road/Smith	1.32	Vacant, unused buildings and hardstanding	PDL/Brownfield 100%	250 dwellings	Option: CC3/H
Street/Longside Lane					
Summary of accomment for CC	Mania	officent adverse offe	ata pradiated for the site	most likely due to the	foot that it is

Summary of assessment for CC/011: No significant adverse effects predicted for the site, most likely due to the fact that it is already a PDL site. Minor adverse effects predicted for water resources due to proximity to Bradford Beck and the distance to

educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs, public transport and health facilities.

SAUDIACTIVA		Effect on S	SA Obje	ctive					
3 Land &	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	
Buildings	Site is Br	ownfield.	Site co	incides w	<u>ith a san</u>	dstone	and coal MSA. ALC Grade at the site is 'Ur	oan'.	
4 Climate change		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
resilience							of surface water flooding. Can be considered	d major beneficial	
	provided	the inclus	P	I T	IR	M	pment, therefore the certainty is low. SP9, EN1, EN2, EN7, EN9	5a – 5e	
		s not coinc		h a GSP	Z, but is a	adjacen	t to Bradford Beck. Development at the site		
		+	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
&							and trees. It is considered to be likely that no be an opportunity to further enhance the bio		
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
Landscape &	National has a pos	Parks or <i>A</i> sitive influ	AONBs ence o	. As it is a	a PDL sit	e, new ape, by	liscernible effect on any landscape designat development may be an opportunity to bette incorporating GI elements and high quality his is somewhat dependent on implementat	er ensure the site design (as	
	10941104	+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
heritage	effects w	ould come	from t	he noise setting of	generate this PDL	ed due t site ar	nservation area within 200m of the site. Sho to construction, however it is expected that it ad so would be a long term positive effect.	the development	
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 All quality	expected		in a mir	nor increa			The construction and occupation of new ho in in relation to existing levels due to pollution		
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
	Bradford		quare F	Railway S	Station. T	he site	ent services. The nearest railway station is has good access for pedestrians, but some		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
	The site could 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 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								
TTTTOUSING	aspects s	such as ho	ousing i	mix and a	affordable			, tnat specify	
12		+	Р	LT	IR	house H	s to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
12 Accessible	Resident	+ s at the sinton Road	P te woul	LT	IR ood acce	H H ess to ke	s to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 ey services and amenities including those o	12a n Listerhills Road	
12 Accessible services	Resident and Thor	+ s at the si nton Road +	P te woul d.	LT d have g LT	IR ood acce	H H	s to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 ey services and amenities including those o SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	12a n Listerhills Road	
12 Accessible services 13 Social cohesion	Resident and Thor Developr without d without the	+ s at the sirenton Road + ment would isrupting o	P te would. P d provide cohesive coment to	LT d have g LT de high-ceness of peing of a	IR ood acce IR quality ho existing a scale th	H H H H H H H H H H H H H H H H H H H	s to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 ey services and amenities including those o	12a n Listerhills Road 13a h deprivation (IMD interaction,	
12 Accessible services 13 Social cohesion	Resident and Thor Developr without d without th local sen	+ s at the sinton Road + ment wouldisrupting one developse of com	P te would. P d provice cohesive ment to munity P	LT d have g LT de high-ceness of peing of a and place	IR ood acce IR quality ho existing a scale the	H H mes wir communat may	s to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02 ey services and amenities including those of SP2, SP6, SP9, DS1, DS5, C01, C02, H04 thin an existing community in an area of high nity, encouraging participation and community, encouraging participation and community put pressure on local services and facilities SP9, SP10, SP15, C01, EC4, TR4, EN6, DS2, DS3, DS4	12a n Listerhills Road 13a h deprivation (IMD nity interaction, or could alter the	
12 Accessible services 13 Social cohesion 14 Culture & leisure	Resident and Thor Developr without d without th local sen Resident restaurar	s at the sinton Road + ment wouldisrupting one developse of com + s at the sinton	P te would. P d provious provious provious the munity P te would a sould be a	LT d have g LT de high-ceness of a and place LT d have g d outdoor	IR ood acce IR quality ho existing a scale the IR ood acce	H H H H H H H H H H H H H H H H H H H	s to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02 ey services and amenities including those of SP2, SP6, SP9, DS1, DS5, C01, C02, H04 and thin an existing community in an area of high nity, encouraging participation and community, encouraging participation and community put pressure on local services and facilities SP9, SP10, SP15, C01, EC4, TR4, EN6, DS2,	12a n Listerhills Road 13a h deprivation (IMD nity interaction, or could alter the 14a coluding pubs,	

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	trend Score of effect Ocertainty		Mitigation code(s)				
15 Safe & secure	location new dev	where the	re are c	urrently i otentially	none, and enhance	d so an comm	ould introduce new potential targets and victin increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na	out. However,
16 Health		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
то пеаш		50m south 2km of a h					ey Clinic, putting it outside the target distance	e. The site is
17		-	Р	LT	IR .	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education							School, is 1.2km north of the site. The neares e site. These are both outside of the desired	
	,	+	Р	ĹŤ	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment							broad range of high quality and diverse emp o further afield opportunities through multiple	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc	creasing th sinesses. <i>P</i>	e dema An impr	and for lo ovement	cal good: in the bu	s and s ilt envir	uld have a minor beneficial impact on the local ervices and enhancing the pool of potential e conment could lead to an improved attractiver to help tackle local deprivation.	mployees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/018 – Stott Hill West	0.30	A car park and vacant hardstanding	PDL/Brownfield 100%	30 dwellings	Preferred Option: CC4/H

Summary of assessment for CC/018: No significant adverse effects predicted for the site, most likely due to the fact that it is already a PDL site. Minor adverse effects predicted due to the distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, 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	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e

		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 & Buildings	Site is B	rownfield.	Site co	incides w	ith a san	dstone	and coal MSA. ALC Grade at the site is 'Urb	an'.
4 Climate change	The site	+ is in F71 a	P and is n	LT	IR of surface	L ce wate	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7 r flooding. Can be considered major benefici	4a – 4e
resilience							fore the certainty is low. SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources			ide wit minor i	h a GSP2 ncrease i	Z and the		no waterbodies within 100m. Development at ption.	the site would be
6 Biodiversity & geodiversity							SP10, SP11, EN1, EN2, EN3, EN7, EN9 and trees. It is considered to be likely that ne be an opportunity to further enhance the biod	
7	Dovolon	+ mont at thi	P s locati	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3 liscernible effect on any landscape designati	7a, 7b
Landscape & townscape	National has a po	Parks or A sitive influ	AONBs ence o	. As it is a	a PDL sit	e, new ape, by	development may be an opportunity to better incorporating GI elements and high quality of his is somewhat dependent on implementation	r ensure the site design (as
8 Cultural heritage	term neg	ative effec	cts wou	ld come	from the	noise g	SP2, SP10, EN3, EN4, EN5, EN6, DS3 ea and there are multiple listed buildings with enerated due to construction, however it is e is PDL site and so would be a long term pos	xpected that the
9 Air quality		in air pollu					SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09 ion of new homes would be expected to result due to pollution associated with homes and	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Bradford		quare F	Railway S	Station. T	he site	ent services. The nearest railway station is 3 has good access for pedestrians, but somew	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimum	d tenures o criteria of	of the h f policie	nousing is es HO4 a	s provide nd HO5	d in line (10 or n	owards satisfying Bradford's housing needs, with the Local Plan policies. The development hore homes, or an area of more than 0.5ha), as to reflect local need.	ent would meet the
12 Accessible	·	+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services							ey services and amenities including those in ilway Station.	
13 Social cohesion	without o	disrupting of	cohesiv oment b	eness of a	existing a scale th	commu	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 thin an existing community in an area of high inity, encouraging participation and communi put pressure on local services and facilities of	ty interaction,
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							range of culture and leisure opportunities inc The site is within 500m of City Park to the so SP1, SP3, SP4, SP16, H09, DS5, CO2	
15 Safe & secure	location new dev	struction a where the	nd occi re are c could p	upation ocurrently otentially	of new ho none, and enhance	mes wo d so an e comm	ould introduce new potential targets and victir increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na	ns of crime at a out. However,
16 Health		++	Р	LT	IR IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b

		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 is 750m south east of the nearest GP surgery, Harley Clinic. The site is within 1.2km of a hospital, Leeds											
	Road Co	Road Community Hospital. There are multiple exercise opportunities within 1.2km including an outdoor open										
	space.							T .				
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education	The nea	rest primar	y scho	ol, Barke	rend Prin	nary Le	adership Academy, is 850m east of the site,	this is outside of				
Education	the desir	ed range.	The ne	arest sed	condary s	school,	Carlton Boiling College, is 900m north of the	site.				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18	Site wou	ld provide	resider	nts with g	good acce	ess to a	broad range of high quality and diverse emp	loyment				
Employment	opportur	nities in Bra	adford (City Cent	re, and a	ccess t	o further afield opportunities through multiple	railway stations				
	nearby.			•				,				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
	The cons	struction a	nd occi	pation o	f new ho	mes co	uld have a minor beneficial impact on the loca	al economy, such				
19 Economy							ervices and enhancing the pool of potential e					
							conment could lead to an improved attractiver					
			•				o help tackle local deprivation.	iooo to tilo aloa,				
	WITHCH CC	ula elicou	age lu	uici iiiw	aru ilives	unent t	o neip tackie local deplivation.					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/020 – Cathedral Quarter Phase 2	0.33	A car parks, buildings, some trees and vacant hardstanding	PDL/Brownfield 90%/ 10% greenfield	100 dwellings	Preferred Option: CC5/H

Summary of assessment for CC/020: No significant adverse effects predicted for the site, most likely due to the fact that it is already a PDL site. The only minor adverse effects predicted for air quality (that all sites share). The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational 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)			
3 Land &		+	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings		Site is Brownfield. Site coincides with a coal MSA. ALC Grade at the site is 'Urban'. There may be a loss of some vegetation, but this may also be mitigated through the inclusion of GI in development.									
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	The site is in FZ1 and is not at risk of surface water flooding. Can be considered major beneficial provided the inclusion of GI elements in the development, therefore the certainty is low. There may be a loss of some vegetation, but this may also be mitigated through the inclusion of GI in development.										
[\\/oto#		+	P	LT	ĪR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources		s not coinc					no waterbodies within 100m. Development at	the site would be			
0		+	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	Site is PDL but does have some areas of grasses and trees. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to further enhance the biodiversity value of										
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National has a po	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.									
		+/-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	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)
8 Cultural							vation area and there are multiple listed build	
neritage							ated due to construction, however it is expect is PDL site and so would be a long term posi	
	dovolopi	-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality		in air pollu					ion of new homes would be expected to result due to pollution associated with homes and	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport							ent services. The nearest railway station is 5	
		Forster So vith a limite					has good access for pedestrians, but somew	hat limited for
	Cyclists v	+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
(4.11	The site	could mak	e a mir	nor positi	ve contril	bution to	owards satisfying Bradford's housing needs,	depending on the
11 Housing	types an	d tenures of criteria of	of the h	nousing is es HO4 a	s provide ind HO5	d in line (10 or n	with the Local Plan policies. The development nore homes, or an area of more than 0.5ha), as to reflect local need.	ent would meet th
12	aspecis	+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services							ey services and amenities including those in ilway Station.	Bradford
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	without c	lisrupting c	ohesiv ment l	reness of being of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and community put pressure on local services and facilities of the column of	ty interaction, or could alter the
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		nts, church	es and	outdoor	leisure s	paces.	range of culture and leisure opportunities inc The site is within 700m of City Park to the sc	uth west.
		+/-	P	LT .:	IR .	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new deve	where ther	e are could p	currently otentially	none, and enhance	d so an e comm	ould introduce new potential targets and victir increase 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	hospital,		ad Con				de Bride Healthcare centre. The site is within are multiple exercise opportunities within 1.2k	
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education							adership Academy, is 700m east of the site. north of the site.	
18 Employment							SP6, SP14, SP16, EC1, EC2, EC3, EC4 broad range of high quality and diverse emp o further afield opportunities through multiple	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc	reasing the	e dema In impr	and for lo	cal good in the bu	s and s ıilt envir	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e conment could lead to an improved attractiver o help tackle local deprivation.	mployees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development
CC/022 – Midland Mills, Valley Road	0.95	Vacant buildings, hardstanding and some vegetation	PDL/Brownfield 80%/ 20% greenfield	200 dwellings

Summary of assessment for CC/022: Adverse significant effects predicted due to the site's flood risk. Minor adverse effects predicted for water resources due to proximity to a waterbody. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, 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, 3b, 3c, 3d, 3e				
3 Land & Buildings	Site is Brownfield. Site coincides with a coal MSA. ALC Grade at the site is 'Urban'. There may be a loss of some vegetation, but this may also be mitigated through the inclusion of GI in development. There may also be scope to re-use some of the current structures on the site. The site is also within 30m of multiple landfill sites and so the land may be contaminated and require remediation.											
4 Climate			Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	SWFR	The majority of the site currently falls within FZ2 and FZ3, putting it at a major risk of flooding, it is also at medium SWFR There may be a loss of some vegetation, but this may also be mitigated through the inclusion of GI in development.										
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources	Site does not coincide with a GSPZ. There is a small waterbody within 70m north of the site. Development at the site would be likely to result in a minor increase in water consumption.											
6		+/-	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
Biodiversity & geodiversity	woodlan	d. It is con	sidered	to be lik	ely that r	new dev	and trees, it is also within 120m of a priority he velopment here, which would incorporate GI of ty value of the site.					
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
Landscape & townscape	National has a po	Parks or A	AONBs. ence or	As it is an an the loca	a PDL sit al townsc	e, new ape, by	discernible effect on any landscape designation development may be an opportunity to better incorporating GI elements and high quality of his is somewhat dependent on implementation	ensure the site lesign (as				

		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	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
8 Cultural heritage	effects w	ould come	from t	he noise	generate	ed due t	uilding (The Bradford Conditioning House). So to construction, however it is expected that the and so would be a long term positive effect.						
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	Site is within a 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	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 500m south west at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.												
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types an minimum	d tenures of criteria of	of the h	nousing is es HO4 a	s provide nd HO5	d in line (10 or n	owards satisfying Bradford's housing needs, with the Local Plan policies. The development nore homes, or an area of more than 0.5ha), as to reflect local need.	ent would meet the					
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
Accessible services		Residents at the site would have good access to key services and amenities including those on Valley road and in the multiple retail parks surrounding the area. + P LT IR H SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 13a											
13 Social cohesion	without o	ment would	d provi cohesiv oment b	reness of peing of a	uality ho existing a scale th	mes wi	thin an existing community in an area of high inity, encouraging participation and commun put pressure on local services and facilities	deprivation (IMD) ity interaction,					
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure		nts, church	nes and		leisure s	paces,	range of culture and leisure opportunities in including Pell Park to the North.						
15 Safe & secure	location new dev	where the	re are c could p	currently otentially	none, an	d so an e comm	SP1, SP3, SP4, SP16, H09, DS5, C02 buld introduce new potential targets and victing increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase nation.	out. However,					
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	desired ı	ange. The	site is	within 1.	4km nort	h west	Hillside Bride Healthcare centre, putting it of a hospital, Leeds Road Community Hosping an outdoor open space.						
17 Education	The nea	+ rest primai ed range.	P y scho The ne	LT ol, Barke arest sec	IR rend Prir condary s	L mary Le school,	SP6, SP14, SP16, EC3, DS5, CO2 adership Academy, is 1km east of the site, p Carlton Boiling College, is 900m east of the	site.					
18 Employment							SP6, SP14, SP16, EC1, EC2, EC3, EC4 broad range of high quality and diverse empto further afield opportunities through multiple						
19 Economy	The cons	creasing the sinesses. A	e dema An impr	and for lo	cal good in the bu	s and s ıilt envir	SP6, SP14, SP16, EC1, EC2, EC3, EC4 uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential comment could lead to an improved attractive o help tackle local deprivation.	employees for					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development
CC/024 – Former Gas works and Foundry, Thornton Road / Listerhills Road	1.54	Carpark, car wash and vacant warehouses	PDL/Brownfield 100%	400 dwellings

Summary of assessment for CC/024: Adverse significant effects predicted due to the site's flood risk. Minor adverse effects predicted for water resources due to proximity to Bradford Beck and distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health facilities.

		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	Site is B	rownfield.	Site co	incides w	ith a coa	l and s	andstone MSA. ALC Grade at the site is 'Ur	ban'.					
1 Climate change			Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
esilience	The maj	ority of the	site is	in FZ2 aı	nd is at a	high ris	sk of surface water flooding.						
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e					
esources		Site does not coincide with a GSPZ, but is within 60m of Bradford Beck. Development at the site would be likely											
	to result	in a minor	increas			mption.							
6		+	P .	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
Biodiversity	here, wh						and trees. It is considered to be likely that not be an opportunity to further enhance the bid						
geodiversity	the site.	_	_		1								
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
Landscape & townscape							discernible effect on any landscape designation						
							development may be an opportunity to bette						
							incorporating GI elements and high quality						
	required						this is somewhat dependent on implementat						
	— ,	+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
3 Cultural							e, however there are multiple listed building						
heritage		east and a historic conservation area 50m north east from the site. Short term negative effects on setting would come from the noise generated due to construction; however it is expected that the development would improve											
	the visual setting of this PDL site and so would be a long term positive effect.												
	ti ic visuo	-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
	Site is w	ithin a C∆											
9 Air quality	Site is within a CAZ and within 250m of 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												
		and transpo			200 III ali	ponduc	on in relation to existing levels add to pendit	macoodiatoa miin					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	Site is w	ithin 100m	of mul	tiple bus	stops wit	th freau	ent services. The nearest railway station is	1km north east at					
							has good access for pedestrians, but some						
	cyclists v	with a limit	ed amo	ount of cy	cle paths	S.							
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Цанаіва	The site	could mak	ce a mir	nor positi	ve contril	bution t	owards satisfying Bradford's housing needs	, depending on the					
11 Housing							e with the Local Plan policies. The developm						
							nore homes, or an area of more than 0.5ha)	, that specify					
	aspects	such as ho	ousing i	mix and a	affordable	e house	es to reflect local need.	T					
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
	Residents at the site would have good access to key services and amenities including those on Listerhills Road												
				u nave g	oou acce	,00 to 10	cy services and amendes moldaling those o	n Listernilis Road					
Accessible services		rnton Road		LT	IR IR	H	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 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	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 800m of multiple green space options including City Park to the East.											
		+/-	Р	LT	IR	М	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.											
16 Health		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
TOTIEALLI	Site is 600m south of the nearest GP surgery, Bilton Medical Centre. The site is within 1.4km north of a hospital, St Luke's Hospital.											
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education							School, is 850m north of the site. The nearest e site. These are both outside of the desired					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment							broad range of high quality and diverse emp of urther afield opportunities through multiple					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	as by ind	creasing th sinesses. <i>F</i>	ie dema An impr	and for lo ovement	cal good in the bu	s and s ıilt enviı	uld have a minor beneficial impact on the local ervices and enhancing the pool of potential eronment could lead to an improved attractiver o help tackle local deprivation.	mployees for				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development
CC/025 – 179 Sunbridge Rd	0.26	Vacant buildings	PDL/Brownfield 100%	47 dwellings

Summary of assessment for CC/025: No significant adverse effects predicted for the site, most likely due to the fact that it is already a PDL site. Minor adverse effects predicted due to risk of surface water flooding. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, 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)
3 Land &		++	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings	Site is B	rownfield.	Site coi	ncides w	ith a coa	l and sa	andstone MSA. ALC Grade at the site is 'Ur	ban'.
4 Climate change		-	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	The site	is in FZ1 a	and is a	t a medio	um risk o	f surfac	e water flooding.	•
_ \\/atax		+	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources		s not coinc					in 100m of a waterbody. Development at th ption.	e site would be
		++	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f

		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)					
6 Biodiversity &							evelopment here, which would incorporate Gle of the site.	elements, would					
geodiversity -		++	Р	LT	IR	L	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. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.												
8 Cultural heritage	site. Sho	ort term ne ted that the	gative e	effects or	n setting v	would c	SP2, SP10, EN3, EN4, EN5, EN6, DS3 e are multiple listed buildings within 200m to ome from the noise generated due to constru- ne visual setting of this PDL site and so would	ction; however it					
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	expected		in a mir	nor increa			The construction and occupation of new hom in relation to existing levels due to pollution						
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	Bradford		quare F	Railway S	Station. T	he site	ent services. The nearest railway station is 8 has good access for pedestrians, but somew						
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types an minimum	The site could 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 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		ts at the si		d have g	ood acce	ess to ke	ey services and amenities including those on	Sunbridge Road					
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	without o	disrupting of	cohesiv oment l	reness of peing of a	existing a scale th	commu	thin an existing community in an area of high nity, encouraging participation and community put pressure on local services and facilities of the color of the col	ty interaction,					
4.4. Cultura 9		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
14 Culture & leisure	restaura		nes and	doutdoor			range of culture and leisure opportunities inc The site is within 600m of multiple green spa						
	TL	+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a					
15 Safe & secure	location new dev	where the	re are c could p	currently otentially	none, and enhance	d so an e comm	ould introduce new potential targets and victin increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na	out. However,					
16 Health		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5 Bilton Medical Centre. The site is within 1.3k	16a, 16b					
		St Luke's	Hospit	al.		, 		T					
17 Education							SP6, SP14, SP16, EC3, DS5, CO2 School, is 750m north of the site. The nearest e site, this is outside of the desired range.						
	0::	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment							broad range of high quality and diverse emp o further afield opportunities through multiple						

SA Objective		Effect on S	SA Objec	ctive						
	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigation	Mitigation code(s)		
		+	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 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 to help tackle local deprivation.								

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development
CC/026 - Former Tetley Street Shed,			DDI /D // LI 4000/	400 1 111
Tetley Street	0.24	Car park	PDL/Brownfield 100%	100 dwellings

Summary of assessment for CC/026: No significant adverse effects predicted for the site, most likely due to the fact that it is already a PDL site. Minor adverse effects predicted due to distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs, public transport and 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)					
3 Land &		++	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e					
Buildings	Site is B	Site is Brownfield. Site coincides with a sandstone MSA. 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		The majority of the site is in FZ1 and is at very low risk of surface water flooding. However, a small section of the south face of the site falls within FZ2.											
E Motor		+	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e					
5 Water resources		Site does not coincide with a GSPZ, and is not within 100m of a waterbody. Development at the site would be likely to result in a minor increase in water consumption.											
6		++	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
Biodiversity & geodiversity							evelopment here, which would incorporate Ge of the site.	I elements, would					
7		++	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
Landscape & townscape	National has a po	Parks or A	AONBs ence o	. As it is a	a PDL sit	e, new ape, by	discernible effect on any landscape designati development may be an opportunity to bette incorporating GI elements and high quality his is somewhat dependent on implementati	r ensure the site design (as					
		+/-	Р	LŤ	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
8 Cultural heritage	Short ter	m negativ	e effect	s would	come froi	m the n	e are multiple listed buildings within 100m we oise generated due to construction, howeve of this PDL site and so would be a long term	r it is expected that					
		ı	Р	LT	IR	Ι	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	expected		in a mir	nor increa			The construction and occupation of new hor on in relation to existing levels due to pollution						
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	Bradford		quare F	Railway S	Station. T	he site	ent services. The nearest railway station is 5 has good access for pedestrians, but some						
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	d tenures n criteria of	of the h	nousing is es HO4 a	s provide Ind HO5	d in line (10 or n	owards satisfying Bradford's housing needs, with the Local Plan policies. The development hore homes, or an area of more than 0.5ha), as to reflect local need.	ent would meet the
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services		ts at the si		d have g	ood acce	ess to k	ey services and amenities including those or	Sunbridge Road
13 Social cohesion	without o	disrupting o	cohesiv oment b	reness of peing of a	existing a scale th	commu	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 thin an existing community in an area of high inity, encouraging participation and commun put 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							range of culture and leisure opportunities inc The site is 350m north west of City Park.	cluding pubs,
15 Safe & secure	location new dev	where the	re are c could p	urrently otentially	none, an enhance	d so an e comm	SP1, SP3, SP4, SP16, H09, DS5, C02 buld introduce new potential targets and victing increase in crime at the site cannot be ruled unity 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	The site Residen	is within 1 ts at the si	.2km of te woul	f a hospit d have g	tal, St Lu ood acce	ke's Ho ess to a	Bilton Medical Centre, putting it outside the	· ·
17 Education							SP6, SP14, SP16, EC3, DS5, CO2 School, is 1km north west of the site. The nea e site. These are both outside of the desired	
18 Employment	Site wou	+ Ild provide	P resider	LT nts with g	IR good acc	H ess to a	SP6, SP14, SP16, EC1, EC2, EC3, EC4 broad range of high quality and diverse empo further afield opportunities through multiple	18a, 18b ployment
19 Economy	The conas by included bus	creasing the	e dema An impr	and for lo	cal good in the bu	s and s uilt envii	SP6, SP14, SP16, EC1, EC2, EC3, EC4 uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential comment could lead to an improved attractive o help tackle local deprivation.	employees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development
CC/027 – Land and buildings south of	0.50	\/ (1 '11'	DDI /D	75 11
Sunbridge Road	0.58	Vacant buildings	PDL/Brownfield 100%	75 dwellings

Summary of assessment for CC/027: Significant adverse effects predicted for the site due to being partially within an AQMA. Minor adverse effects predicted due to proximity to Bradford Beck and distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs, public transport and 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	M	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land &							MSA. ALC Grade at the site is 'Urban'. There	
Buildings		nany of the mentation		ngs curre	ntly on-si	te as pa	art of the development, although this is some	what dependent
4 Climate change		++	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	The site develop		and is a	it very lov	w risk of	surface	water flooding. Major beneficial with the inclu	usion of GI in
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							00m of Bradford Beck to the south of the site	. Development at
6	the site	would be II	kely to	result in	<u>a minor i</u> IR	-	e in water consumption. SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
b Biodiversity	Site is P		•			L new de	evelopment here, which would incorporate Gl	
& geodiversity							e of the site.	elements, would
,		++	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape					not resu		discernible effect on any landscape designation	on, including
&							development may be an opportunity to better	
townscape							incorporating GI elements and high quality of	
	required						his is somewhat dependent on implementation	
8 Cultural	Cito io w	+/-	P	LT	IR n oron or	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3 are multiple listed buildings within 50m arou	8a, 8b
heritage							e are multiple listed buildings within 50m arou enerated due to construction, however it is ex	
Heritage							is PDL site and so would be a long term posi	
	acvolopi		P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
0.41	Site is w	ithin a CA					ches slightly on an AQMA. The construction a	
9 Air quality							increase in air pollution in relation to existing	
		associate						
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport							ent services. The nearest railway station is 7	
							has good access for pedestrians, but somew	hat limited for
	cyclists v	with a limit	ed amo	ount of cy	cle paths	S.		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimun	d tenures n criteria of	of the h	nousing is es HO4 a	s provide Ind HO5	d in line (10 or n	owards satisfying Bradford's housing needs, with the Local Plan policies. The development hore homes, or an area of more than 0.5ha), as to reflect local need.	ent would meet the
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services		ts at the si		d have g	ood acce	ess to ke	ey services and amenities including those on	Sunbridge Road
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	without o	disrupting of	cohesiv oment l	reness of being of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and communi put pressure on local services and facilities of	ty interaction,
14 Cultura 9	iocai sei	+	P	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	14a
14 Culture & leisure	Residen	te at the ci	te word	ld have a	lood acco	les to a	DS3, DS4 range of culture and leisure opportunities inc	luding pube
.0.0010							The site is 400m north west of City Park.	rading pubs,
	rootaura	+/-	P	IT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
45045	The con	-	•		1		puld introduce new potential targets and victin	
15 Safe &							increase in crime at the site cannot be ruled	
secure	new dev		could p	otentially	enhance	e comm	unity cohesion and wellbeing, or increase na	
16 Health		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
							-	

		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)				
	Site is 900m south east of the nearest GP surgery, Bilton Medical Centre, putting it outside the target distance.											
		The site is within 1.2km of a hospital, St Luke's Hospital.										
	Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for											
	outdoor	exercise a		munity e		ent, as v	well as being 400m west of City Park.	1				
17		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education	The nea	rest primai	y schoo	ol, Greer	n Lane Pr	imary S	School, is 1km north west of the site. The nea	rest secondary				
Education	school, [Dixon's Cit	y Acade	emy, is 1	.5km sou	ith of th	e site. These are both outside of the desired	ranges.				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18	Site wou	ld provide	resider	nts with c	ood acce	ess to a	broad range of high quality and diverse emp	loyment				
Employment							o further afield opportunities through multiple					
, ,	nearby.			,	,			,				
		+	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 economy, s as 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 are which could encourage further inward investment to help tackle local deprivation.												

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development
CC/037 – Wigan Street Car Park	0.62	Car Park, some	PDL/Brownfield 90%/ Greenfield 10%	120 dwellings

Summary of assessment for CC/037: No significant adverse effects predicted for the site, most likely due to the fact that it is already a PDL site. Minor adverse effects predicted due to air quality (but this is shared by every site). The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs, public transport and health and educational facilities.

	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	М	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e					
Buildings							MSA. ALC Grade at the site is 'Urban'. Poter sion of GI elements in development.	ntial loss of					
4 Climate change		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e					
resilience	The site		nd is a				water flooding. Potential for loss and gain of						
5 Water	0:4	+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources		a minor in	crease	in water	consump		es within 100m site. Development at the site	•					
6	0::	+	<u>Р</u>	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
Biodiversity							red to be likely that new development here, v						
& geodiversity	incorpora	ate GI eler		would be		rtunity t	o further enhance the biodiversity value of th	e site.					
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
Landscape							liscernible effect on any landscape designation						
&		National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as											
townscape							his is somewhat dependent on implementation						
		+/-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
8 Cultural							there are multiple listed buildings within 150						
heritage	Short ter	m negativ	e ettect	s would	come tro	m the n	oise generated due to construction, however of this PDL site and so would be a long term	it is expected that					
	the deve	-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
0.4: 1:4	Site is w	ithin a CA					ion of new homes would be expected to resu						
9 Air quality		in air pollu					due to pollution associated with homes and						
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	Bradford		quare F	Railway S	Station. T	he site	ent services. The nearest railway station is 7 has good access for pedestrians, but somew						
	,	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types an minimum	d tenures n criteria of	of the h	ousing is S HO4 a	s provide nd HO5	d in line (10 or n	owards satisfying Bradford's housing needs, with the Local Plan policies. The development hore homes, or an area of more than 0.5ha), s to reflect local need.	ent would meet the					
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
Accessible services		ts at the si e and Drev			ood acce	ess to ke	ey services and amenities including those on	Sunbridge Road,					
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social					uality ho	mes wi	thin an existing community in an area of high	deprivation (IMD)					
cohesion	without o	disrupting of	cohesiv oment b	eness of being of a	existing a scale th	commu	nity, encouraging participation and communi- put pressure on local services and facilities of	ty interaction,					

		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							range of culture and leisure opportunities inc The site is 600m north west of City Park.	cluding pubs,		
		+/-	Р	LT	IR	М	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	St Luke's Residen	s Hospital. ts at the si	te woul	d have g	ood acce	ess to a	Bilton Medical Centre. The site is within 1.4 diverse range of semi-natural habitats with a well as being 600m west of City Park.	•		
4.7		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
17 Education		rest primaı Dixon's Cit					School, is 750m north of the site. The neares	t 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 opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	as by inc	creasing the	e dema An impr	and for lo ovement	cal good: in the bu	s and s iilt envii	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential or conment could lead to an improved attractive o help tackle local deprivation.	employees for		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development
CC/038 – Car Park, Simes Street & Oastler Centre, John Street	2.81	Car Parks, Oastler Shopping centre and a sports centre, there is currently some vegetation around the site as well	PDL/Brownfield 100%	200 dwellings

Summary of assessment for CC/038: Significant adverse effects predicted for the site due to the loss of the Oastler shopping centre and associated shops including an indoor activity centre, creating a net loss of amenity and leisure services. Minor adverse effects predicted due to distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs, public transport and health facilities.

		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)			
O Lond 9		++	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
3 Land & Buildings							sandstone MSA. ALC Grade at the site is 'Uh inclusion of GI elements in development.	rban'. Potential			
4 Climate		++	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience		is in FZ1 a at depend				ce wate	r flooding. Potential for gain of GI elements,	but this is			
5 Water		+	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources		s not coind a minor in					es within 100m site. Development at the site	would be likely to			
6		+	Р	LT	IR .	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity							rred to be likely that new development here, voto further enhance the biodiversity value of the				
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
Landscape & townscape	National has a po	Parks or Assitive influ	AONBs. ence or	As it is an an an an an an an an an an an an an	a PDL site al townsc	e, new ape, by	discernible effect on any landscape designati development may be an opportunity to bette rincorporating GI elements and high quality this is somewhat dependent on implementation	r ensure the site design (as			
		+/-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	150m ar however	Site is adjacent to and encroaching on a historic conservation area and there are multiple listed buildings within 150m around the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.									
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality		in air poll					ion of new homes would be expected to result due to pollution associated with homes and				

		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	Bradford	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 500m east at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.												
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a						
11 Housing	types an minimum	nd tenures of criteria of	of the h	nousing is es HO4 a	s provide nd HO5	d in line (10 or n	owards satisfying Bradford's housing needs, with the Local Plan policies. The developmenore homes, or an area of more than 0.5ha), as to reflect local need.	ent would meet the						
12			Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a						
Accessible services			elopme	nt would	result in	the los	the Broadway Braford and the Forster Squares of Oastler shopping centre and multiple sho	ps within it						
13 Social cohesion	without o	disrupting o	cohesiv oment b	reness of being of a	existing a scale th	commu	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 thin an existing community in an area of high inity, encouraging participation and communi put pressure on local services and facilities of	ty interaction,						
14 Cultura 9			Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a						
14 Culture & leisure	pubs, re	Whilst residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, the development would result in the loss of Monster Adventure (indoor activities), the bazaar (a market for Asian style clothing) and an Islam educational supply shop.												
15 Safe & secure	location, enhance	and so an	increa	se in crir	ne at the	site car	SP1, SP3, SP4, SP16, H09, DS5, C02 buld introduce new potential targets and victing nnot be ruled out. However, new development crease natural surveillance, and so could help	nt could potentially						
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b						
16 Health	St Luke's Resident outdoor	s Hospital ts at the si	to the s te woul nd com	south. d have g imunity e	ood acce	ess to a ent, hov	Bilton Medical Centre. The site is within 1.6l diverse range of semi-natural habitats with cover development would also cause the loss	pportunities for						
17 Education							SP6, SP14, SP16, EC3, DS5, CO2 School, is 850m north of the site, which is out ing College, is 1.4km north east of the site.	17a, 17b side the desired						
18 Employment	Site wou	+ ıld provide	P reside	LT nts with g	IR good acce	H ess to a	SP6, SP14, SP16, EC1, EC2, EC3, EC4 broad range of high quality and diverse emportunities through multiple							
19 Economy	The cons	creasing th sinesses. <i>P</i>	e dema An impr	and for lo	cal good in the bu	s and s ıilt enviı	SP6, SP14, SP16, EC1, EC2, EC3, EC4 uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential eronment could lead to an improved attractive to help tackle local deprivation.	mployees for						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development
CC/039 – George Street	1.02	Car Park	PDL/Brownfield 100%	200 dwellings

Summary of assessment for CC/039: Adverse significant effects predicted due to the site's flood risk. Minor adverse effects predicted due to air quality (this is shared by all sites)The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational 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)	
3 Land &		++	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e	
Buildings	Site is B	rownfield.	Site co	incides w	∕ith a coa	I MSA.	ALC Grade at the site is 'Urban'.		
4 Climate change			Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
resilience	The maj	ority of the	site is	within FZ	22 and F2	Z3 and	is at a high risk of surface water flooding.		
5 Water		+	Р	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources		s not coind result in a					no waterbodies within 100m. Development a ption.	t the site would be	
6		+	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
Biodiversity & geodiversity							and trees. It is considered to be likely that ne be an opportunity to further enhance the bio		
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
Landscape &	National	Parks or A	AONBs.	. As it is a	a PDL sit	e, new	discernible effect on any landscape designat development may be an opportunity to bette	er ensure the site	
townscape							 incorporating GI elements and high quality his is somewhat dependent on implementati 		
		+/-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	Cultural The site is located within 100m of two historic conservation areas and there are multiple listed buildings								
9 Air quality	<u> </u>	-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	

		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)
		in air pollu					ion of new homes would be expected to result due to pollution associated with homes and	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Bradford		ge Rail	way Stat	ion. The	site has	ent services. The nearest railway station is 4 good access for pedestrians, but somewha	
	.,	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimum	d tenures n criteria of	of the h	nousing is es HO4 a	s provide Ind HO5	d in line (10 or n	owards satisfying Bradford's housing needs, with the Local Plan policies. The development hore homes, or an area of more than 0.5ha), as to reflect local need.	ent would meet the
12	шороско	+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services							ey services and amenities including those in ay Station.	Bradford
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	without o	disrupting o	cohesiv oment l	reness of being of a	existing a scale th	commu	thin an existing community in an area of high nity, encouraging participation and commun put pressure on local services and facilities	ty interaction,
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							range of culture and leisure opportunities inc The site is within 600m of City Park to the w	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are c could p	currently otentially	none, an	d so an e comm	ould introduce new potential targets and victing increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase nation.	out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	hospital,		ad Cor				, Hillside Bridge Healthcare Centre. The site are multiple exercise opportunities within 1.2	
17		++	Р	LT ol. Rainb	IR oow Prima	L arv Sch	SP6, SP14, SP16, EC3, DS5, CO2 ool, is 600m south west of the site. The near	17a, 17b est secondary
Education		Carlton Boi			1.1km no		ne site.	
18 Employment							SP6, SP14, SP16, EC1, EC2, EC3, EC4 broad range of high quality and diverse emp o further afield opportunities through multiple	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc	creasing th sinesses. <i>P</i>	e dema An impr	and for lo	of new ho ocal good in the bu	s and s ıilt envir	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential of conment could lead to an improved attractive to help tackle local deprivation.	al economy, such employees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development
CC/042 – Thornton Road/Water Lane	0.22	Vacant lot and hardstanding	PDL/Brownfield 100%	50 dwellings

Summary of assessment for CC/042: Adverse significant effects predicted due to the site's flood risk (particularly surface water flooding). Minor adverse effects predicted due to air quality (this is shared by all sites). The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health facilities.

		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	Site is B	Site is Brownfield. Site coincides with a coal and sandstone MSA. ALC Grade at the site is 'Urban'.									
4 Climate change			Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience	The maj	ority of the	site is	in FZ1, b	ut the so	uth we	st face is in FZ2 and is at a high risk of surface	e water flooding.			
5 Water		+	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources		s not coind result in a					in 100m of a waterbody. Development at the ption.	site would be			
6		++	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity					•		evelopment here, which would incorporate Go of the site.	elements, would			
<u> </u>		++	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			

		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)				
7							liscernible effect on any landscape designation					
Landscape &							development may be an opportunity to better incorporating GI elements and high quality of					
townscape		by various	Local	Plan poli	cies), alt		his is somewhat dependent on implementation	on.				
	The cite	+/-	P t to a h	LT istoria co	IR	M Zono	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	The site is adjacent to a historic conservation zone, the nearest listed building is 250m north of the site. Short term negative effects on setting would come from the noise generated due to construction; however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.											
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	expected		in a mii	nor increa			The construction and occupation of new hom in relation to existing levels due to pollution					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	Bradford		quare l	Railway S	Station. T	he site	ent services. The nearest railway station is 8 has good access for pedestrians, but somew					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimum	d tenures of criteria of	of the h	nousing is es HO4 a	s provide nd HO5	d in line (10 or n	owards satisfying Bradford's housing needs, with the Local Plan policies. The development homes, or an area of more than 0.5ha), as to reflect local need.	ent would meet the				
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible services		Residents at the site would have good access to key services and amenities including those on Sunbridge Road and Thornton Road.										
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	without o	disrupting o	cohesiv oment l	reness of being of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and communi put pressure on local services and facilities of	ty interaction,				
4.4.0		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	restaura	ts at the sints, church Infirmary	nes and	d outdoor	leisure s	ess to a spaces.	range of culture and leisure opportunities inc The site is within 600m of multiple green spa	cluding pubs, ace options				
		+/-	P	LT	IR	М	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.										
40.11		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health		50m south St Luke's			rest GP s	surgery,	Bilton Medical Centre. The site is within 1.3l	km north of a				
17		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education							School, is 750m north of the site. The neares e site, this is outside of the desired range.	t secondary				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment							broad range of high quality and diverse emp o further afield opportunities through multiple					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	as by inc	reasing th sinesses. <i>P</i>	e dema An impr	and for lo ovement	cal good in the bu	s and s uilt envir	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e conment could lead to an improved attractivel o help tackle local deprivation.	employees for				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development
CC/044 – Former Royal Mail Sorting Office	1.73	Empty Lot, hardstanding	PDL/Brownfield 100%	150 dwellings

Summary of assessment for CC/044: Adverse significant effects predicted due to the site's flood risk. Minor adverse effects predicted due to air quality (this is shared by all sites). The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, 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)	
3 Land &		++	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e	
Buildings	Site is B	rownfield.	Site coi	incides w	ith a san	dstone	MSA. ALC Grade at the site is 'Urban'.	•	

		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)
4 Climate change			Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	The maj	ority of the				and is	at High risk of surface water flooding.	
5 Water	0::	+	P	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources		s not coinc result in a					no waterbodies within 100m. Development a	t the site would be
6	likely to	++	P	LT	IR		SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity		DL. It is co			ikely that		evelopment here, which would incorporate G e of the site.	I elements, would
		++	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National has a po	Parks or A	AONBs ence o	. As it is a	a PDL sit	e, new ape, by	discernible effect on any landscape designat development may be an opportunity to bette incorporating GI elements and high quality his is somewhat dependent on implementati	r ensure the site design (as
		+/-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	buildings construc	within 10	0m aro ver it is term p	und the s expecte ositive e	site. Shored that the ffect.	t term r e devel	a historic conservation area and there are monegative effects would come from the noise comment would improve the visual setting of the	generated due to nis PDL site and
	0:1		P 7 77	LT .	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality		in air pollu					ion of new homes would be expected to rest due to pollution associated with homes and	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Bradford		quare F ed amo	Railway S	Station. T cle paths	he site	ent services. The nearest railway station is 2 has good access for pedestrians, but somev	hat limited for
		+	Р	LT	IR	Н	HO8, HO9, HO10	11a
11 Housing	types an minimum	d tenures of criteria of	of the h	nousing is es HO4 a	s provide nd HO5 (d in line (10 or n	owards satisfying Bradford's housing needs, with the Local Plan policies. The developm nore homes, or an area of more than 0.5ha), as to reflect local need.	ent would meet the
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services							ey services and amenities including those in	Bradford
	Broadwa	ay and arou	und Bra	adford Fo	·	are Ra	ilway Station.	40-
13 Social cohesion	without o	disrupting o	cohesiv oment l	reness of being of a	existing a scale th	commu	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 thin an existing community in an area of high unity, encouraging participation and commun put pressure on local services and facilities	ity interaction,
440 11 0								
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure		ts at the si nts, church	P te woul	l d have g	ood acce leisure s	ess to a paces.	DS3, DS4 range of culture and leisure opportunities in The site is within 500m of City Park to the site	cluding pubs, buth west.
	The consolocation new dev	ts at the sints, church +/- struction a where the	P te would nes and P nd occurre are could p	d have gd outdoor LT upation ocurrently otentially	ood acce leisure s IR If new hor none, and enhance	ess to a paces. M mes word so an ecomm	range of culture and leisure opportunities in The site is within 500m of City Park to the set SP1, SP3, SP4, SP16, H09, DS5, CO2 buld introduce new potential targets and victi increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase in	cluding pubs, buth west. 15a ms of crime at a out. However,
leisure 15 Safe &	The consolocation new devand so consolocation	ts at the sints, church +/- struction a where the elopment c ould help t	P te would ness and P nd occure are could p to comb	d have g doutdoor LT upation of currently otentially pat the lo	ood acce leisure s IR If new hor none, and renhance cal risk o	ess to a paces. M mes wo do so an e commer for crime.	range of culture and leisure opportunities in The site is within 500m of City Park to the set SP1, SP3, SP4, SP16, H09, DS5, CO2 could introduce new potential targets and viction increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase national SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	cluding pubs, buth west. 15a ms of crime at a out. However, atural surveillance,
leisure 15 Safe &	The consolocation new devand so consistering Site is 80 hospital,	ts at the sints, church +/- struction a where the elopment c ould help t ++ 00m west c	P te would ness and P nd occure are could p to comb P of the nad Con	d have gd outdoor LT upation ocurrently otentially out the lo	ood acce leisure s IR If new hor none, and enhance cal risk o IR IF surger	ess to a paces. M mes word so an e comme f crime. H	range of culture and leisure opportunities in The site is within 500m of City Park to the set SP1, SP3, SP4, SP16, H09, DS5, CO2 could introduce new potential targets and victincrease in crime at the site cannot be ruled unity cohesion and wellbeing, or increase in SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9,	cluding pubs, buth west. 15a ms of crime at a out. However, atural surveillance, 16a, 16b in 1.3km of a

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect Our ation Our a		Mitigating or enhancing Local Plan policies	Mitigation code(s)							
17	The nea	The nearest primary school, Barkerend Primary Leadership Academy, is 1km east of the site, this is outside of										
Education	the desired range. The nearest secondary school, Carlton Boiling College, is 1km north east of the site.											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18	Site wou	ld provide	resider	nts with g	good acce	ess to a	broad range of high quality and diverse emp	loyment				
Employment	opportur	nities in Bra	adford (City Cent	re, and a	ccess t	o further afield opportunities through multiple	railway stations				
	nearby.											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
	The cons	struction a	nd occi	upation o	f new ho	mes co	uld have a minor beneficial impact on the loc	al economy, such				
19 Economy	as by inc	reasing th	e dema	and for lo	cal good	s and s	ervices and enhancing the pool of potential e	employees for				
•							onment could lead to an improved attractive					
	which co	uld encou	rage fu	rther inw	ard inves	tment t	o help tackle local deprivation.					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	l
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CC/045 – Area west of Valley Road	1.67	Multiple car parks and hardstanding	PDL/Brownfield 100%	600 dwellings
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Summary of assessment for CC/045: Adverse significant effects predicted due to the site's flood risk. Minor adverse effects predicted due to air quality (this is shared by all sites). The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health facilities. This site has potential for major positive effects for housing due to the vast amount of potential dwellings.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect		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 B	rownfield.	Site coi	ncides w	ith a coa	l and sa	andstone MSA. ALC Grade at the site is 'Url	oan'.			
4 Climate change			Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
esilience	Almost t	he entirety				or FZ3	and is at high risk of surface water flooding.	T = =			
5 Water	0:4	+	P	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e			
esources							no waterbodies within 100m. Development a	it the site would be			
	likely to	result in a	minor ii	icrease i	n water d	onsum	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
3 Biodiversity	Cito io D	++ DL It is so	Poidor	LI		L	evelopment here, which would incorporate G				
& geodiversity							e of the site.	or elements, would			
7		++	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
r Landscape & townscape	National has a po	Parks or A	AONBs. ence or	As it is an the loca	a PDL site al townsc	e, new ape, by	liscernible effect on any landscape designat development may be an opportunity to bette incorporating GI elements and high quality	er ensure the site design (as			
ownocapo	required					nough t	his is somewhat dependent on implementat				
		+/-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3 vation area and there are multiple listed buil	8a, 8b			
heritage		ted that the					come from the noise generated due to consider visual setting of this PDL site and so would set in SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9				
9 Air quality		in air pollu	Z. The	construct	ion and c	ccupat	ion of new homes would be expected to res due to pollution associated with homes and	ult in a minor			
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Bradford		quare F	Railway S	Station. T	he site	ent services. The nearest railway station is a has good access for pedestrians, but some				
		++	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
	The site could make a major 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 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.										
11 Housing	types an minimun	d tenures n criteria of	of the h f policie	ousing is s HO4 a	s provided nd HO5 (d in line 10 or m	with the Local Plan policies. The developm nore homes, or an area of more than 0.5ha)	ent would meet th			
12	types an minimun	d tenures n criteria of	of the h f policie	ousing is s HO4 a	s provided nd HO5 (d in line 10 or m	with the Local Plan policies. The developm nore homes, or an area of more than 0.5ha)	ent would meet th			
12 Accessible	types an minimun aspects	d tenures n criteria of such as ho + ts at the si	of the he policies ousing reports P	ousing is s HO4 a mix and a LT d have g	s provideo nd HO5 (affordable IR ood acce	d in line 10 or m house H	with the Local Plan policies. The development of homes, or an area of more than 0.5ha) so to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02 ey services and amenities including those in Bradford Forster Square Railway Station.	ent would meet the that specify			
12 Accessible	types an minimun aspects Residen parks ac	d tenures on criteria of such as how the such as how the side of the such as at the side of the such as at the side of the such that the such as at the such	of the him policies ousing representation of the policies of t	ousing is s HO4 a nix and a LT d have g Bradford LT	s provide nd HO5 (affordable IR ood acce d Broadw IR	d in line 10 or me house H ss to ke ay and H	with the Local Plan policies. The development of homes, or an area of more than 0.5ha) is to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 By services and amenities including those in Bradford Forster Square Railway Station. SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	ent would meet the that specify 12a the multiple retain 13a			
	Residen parks ac Develop without of without to	d tenures on criteria of such as how the such as how the such as the sidiacent to the such as the such as the sidiacent to the such as the	of the he policies outsing representation of the policies of t	ousing is HO4 a mix and a LT dhave g Bradford LT de high-ceness of a length of	s provided affordable IR ood acceed Broadw IR quality how acceed a scale the scale the scale and scale the scale and scale the scale and scale the scale and scale and scale the scale and scale the scale and scale and scale the scale and	d in line 10 or m house H ss to ke ay and H mes wit commu	with the Local Plan policies. The development of homes, or an area of more than 0.5ha) so to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02 ey services and amenities including those in Bradford Forster Square Railway Station.	ent would meet the that specify 12a the multiple retained and deprivation (IME with interaction,			

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigation of		
14 Culture &							range of culture and leisure opportunities inc		
leisure	restaura		nes and	outdoor		paces.	The site is within 600m of City Park to the so		
		+/-	Р	LT	IR	М	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, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	hospital,		ad Con				de Bridge Healthcare centre. The site is within are multiple exercise opportunities within 1.2k		
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
Education							adership Academy, is 1km east of the site, the Carlton Boiling College, is 900m north east o		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment							broad range of high quality and diverse emp of urther afield opportunities through multiple		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such								

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development
CC/047 (CC17/H) - Former Yorkshire				
Building Society HQ, High Point, New John Street	0.12	Hardstanding, Building	PDL	80 dwellings

Summary of assessment for CC/047:

Major positive effects have been identified in relation to the land and buildings SA Objective largely due to the site being on brownfield land and on ALC Grade Urban land.

Major adverse effects predicted is predicted in relation to the air quality SA Objective as the site is located within the proposed CAZ.

The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational facilities.

Minor adverse effects predicted due to flood risk. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational facilities.

A significant positive effect has been identified in relation to the health SA Objective due to the proximity of healthcare facilities and services.

		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, 3b, 3c, 3d, 3e					
Buildings	Site is B	rownfield. Si	te coind	cides with	n a coal a	and san	ndstone MSA. ALC Grade at the site is 'Urb	oan'.					
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e					
resilience	The site	is in FZ1. Th	nere is a	a low risk		ce wate	er flooding at the site.						
5 Water		+	Р	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources	Site does not coincide with a GSPZ and there are no waterbodies within 100m. Development at the si likely to result in a minor increase in water consumption.												
6		+	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
Biodiversity & geodiversity		The site is PDL comprising hardstanding and a building. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to further enhance the biodiversity value of the site.											
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designat	7a, 7b					
Landscape & townscape	townsca		orating	GI elem	ents and	high q	evelopment may be an opportunity to enha uality design (as required by various Loca ation.						
		+/-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
8 Cultural heritage	The Goitside Conservation Area is approximately 15m from the site's south east, south west and north west boundaries. The nearest listed building is approximately 100m south west of the site, however intervening built form will mitigate any impact on the setting of this asset. Short term negative effects would come from the noise generated due to construction, however it is expected to the development could enhance the visual setting of this site through careful design (in line with Local Plan policies) and so would be a long term positive effect.												
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	difficult.	Site is within the proposed CAZ and therefore could make achieving air quality improvement targets more difficult. 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	, 10a – 10d					
10 Transport	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 380m north east at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.												
	cyclists \	with a limited	a amour	IL OI CYCI	c pairis.								

		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)				
	types and	d tenures of a criteria of p	the hou olicies	ising is p HO4 and	rovided i I HO5 (10	in line v O or mo	vards satisfying Bradford's housing needs, or with the Local Plan policies. The developme re homes, or an area of more than 0.5ha), to to reflect local need.	nt would meet the				
12	,	+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
Accessible services		ts at the site by and aroun						Bradford				
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	without d	lisrupting co	hesiver nent bei	ness of exing of a s	xisting co	mmuni	in 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							ange of culture and leisure opportunities inc he site is within 300m of Peel Park to the no					
		+/-	Р	LT	IR	М	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, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Bevan House Primary Care Centre is approximately 220m from the site. The site is within 1.6km of a hospital, Leeds Road Community Hospital. There are several exercise opportunities within 1.2km including outdoor open space.											
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education		The nearest primary school, Green Lane primary school, is 800m north west of the site. The nearest secondary schools, Carlton Boiling College and Feversham College, both within 1.3km of the site.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment							road range of high quality and diverse emp further afield opportunities through multiple					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	as by inc	creasing the sinesses. An	demano improv	d for loca ement in	l goods a the built	and ser enviror	d have a minor beneficial impact on the local vices and enhancing the pool of potential entered and lead to an improved attractived help tackle local deprivation.	mployees for				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development
CC/068A/D/E – Canal Road	0.22	Empty Lot and buildings	PDL/Brownfield 100%	154 dwellings

Summary of assessment for CC/068A/D/E: Adverse significant effects predicted due to the site's flood risk (particularly surface water flooding). Minor adverse effects predicted due to air quality (this is shared by all sites). The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational facilities.

		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	Site is B	rownfield.	Site co	incides w	<u>vith a san</u>	dstone	MSA. ALC Grade at the site is 'Urban'.							
4 Climate change			Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e						
resilience		The majority of the site is within FZ1 with the west face of the site encroaching on FZ2 and is adjacent to FZ3. There is a high risk of surface water flooding.												
5 Water		+	Р	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e						
resources							no waterbodies within 100m. Development a	at the site would be						
6	likely to	result in a	P	LT	IR IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f						
Biodiversity	Site is P		nsider	ed to be I		new de	evelopment here, which would incorporate (
& geodiversity							e of the site.							
7		++	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b						
Landscape & townscape	National has a po	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.												
		+/-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b						
8 Cultural heritage	the site.	Short term d that the o	negat	ive effect	s would o	come fr	ea and there are multiple listed buildings wi om the noise generated due to construction visual setting of this PDL site and so would	, however it is						
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c						
9 Air quality	increase	Site is within a CAZ. The construction and occupation of new homes would be expected to result in a minor ncrease in air pollution in relation to existing levels due to pollution associated with homes and transport novements.												
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d						
10 Transport	Bradford	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 350m west at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.												
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a						
11 Housing	types an minimum	The site could 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 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.												
				1			SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4,							
12		+	Р	+ P LT IR H SF2, SF3, SF6, SF9, SF10, SF15, FIO6, DS4, CO2 Residents at the site would have good access to key services and amenities including those in Bradford										
12 Accessible services		ts at the si	te woul	l d have g	lood acce	ss to k	CO2							

		Effect on S	SA Obje	ctive						
SA Objective	SA Objective Baseline trend Score of effect Score of effect Whitigating or enhance of the strength of the stre	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							range of culture and leisure opportunities inc The site is within 500m of Peel Park to the no			
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
The construction and occupation of new homes would introduce new potential targets and victims of criminal location where there are currently none, and so an increase in crime at the site cannot be ruled out. How new development could potentially enhance community cohesion and wellbeing, or increase natural surface and so could help to combat the local risk of crime. The construction and occupation of new homes would introduce new potential targets and victims of criminal location where there are currently none, and so an increase in crime at the site cannot be ruled out. How new development could potentially enhance community cohesion and wellbeing, or increase natural surface and so could help to combat the local risk of crime.							out. However,			
16 Health	hospital,	00m west	of the nead Con	earest G	l P surger	l y, Hillsi	CO1, CO2, CO3, DS1, DS5 de Bridge Healthcare centre. The site is within are multiple exercise opportunities within 1.2k	n 1.1km of a		
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
Education							adership Academy, is 800m east of the site. In north east of the site.	The nearest		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment							broad range of high quality and diverse emp of urther afield opportunities through multiple			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	as by inc	creasing th sinesses. <i>F</i>	e dema An impr	and for lo	cal good in the bu	s and s ıilt enviı	uld have a minor beneficial impact on the local ervices and enhancing the pool of potential eronment could lead to an improved attractiver o help tackle local deprivation.	mployees for		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development
CC/068G (CC19/H) – 16-18 Mill Street	0.05	Hardstanding and buildings	PDL	60 dwellings

Summary of assessment for CC/068G:

Major positive effects have been identified in relation to the land and buildings SA Objective largely due to the site being on brownfield land and on ALC Grade Urban land.

Major adverse effects predicted due to flood risk as the site is located in FZ3a and there is a medium-high risk of surface water flooding.

Major adverse effects predicted is predicted in relation to the air quality SA Objective as the site is located within the proposed CAZ.

The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational facilities.

		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, 3b, 3c, 3d, 3e			
Buildings	Site is B	rownfield. Si	te coind	cides with	n a coal a	and san	ndstone MSA. ALC Grade at the site is 'Urb	an'.			
4 Climate change			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience	The site					_	urface water flooding at the site.				
5 Water	0''	+	P	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources		s not coincic <u>result in a m</u>					waterbodies within 100m. Development a tion.	t the site would be			
6		+	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity	developi		hich wo	ould inco			ely be removed. It is considered to be likely ents, would be an opportunity to further en				
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to enhance the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.										
		+/-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	The site is located within a Conservation Area and there are three listed buildings within 30-50m of the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development could enhance the visual setting of this site through careful design (in line with Local Plan policies) and so would be a long term positive effect.										
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	Site is within the proposed CAZ and therefore could make achieving air quality improvement targets more difficult. 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			
10 Transport							nt services. The nearest railway station is 2 as good access for pedestrians and cyclists				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an minimun	d tenures of n criteria of p	the hou olicies	using is p HO4 and	orovided d HO5 (1	in line v 0 or mo	wards satisfying Bradford's housing needs, with the Local Plan policies. The development or homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the			
							SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,				
12		+	Р	LT	IR	Н	CO2	12a			
12 Accessible services	Residen		would	l have god	d acces	l s to key	services and amenities including those in				

		Effect on SA	Objectiv	ve									
SA Objective	Baseline trend Score of effect Score of effect Willights A Objective Baseline trend Score of effect William	Mitigating or enhancing Local Plan policies	Mitigation code(s)										
13 Social cohesion	without o	disrupting co	hesiver nent bei	ness of e	xisting co	mmuni	in 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		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 300m of Peel Park to the north.											
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new dev	where there	are cur uld pote	rently no entially e	ne, and s nhance o	so an in commur	Id introduce new potential targets and victim acrease in crime at the site cannot be ruled on ity cohesion and wellbeing, or increase nat	out. However,					
16 Health		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
то пеаш		Site is 600m west of the nearest GP surgery. The site is within 1.1km of a hospital, Leeds Road Community Hospital. There are several exercise opportunities within 1.2km including outdoor open space.											
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education							school, is 620m north west of the site. The north east of the site.	nearest					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment							road range of high quality and diverse empl further afield opportunities through multiple						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	as by inc	creasing the sinesses. An	demano improv	d for loca ement in	al goods a the built	and ser enviror	d have a minor beneficial impact on the loca vices and enhancing the pool of potential en nment could lead to an improved attractiven help tackle local deprivation.	mployees for					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	
CC/073 – Yorkshire Stone Yard and Mill,	0.00	Empty Lot and	DDI /D	80 dwellings	
Thornton Road/Lower Grattan Road	0.22	Vacant buildings	PDL/Brownfield 100%		

Summary of assessment for CC/073: Adverse significant effects predicted due to the site being partially within an AQMA. Minor adverse effects predicted for water resources due to proximity to Bradford Beck, flood risk and distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, 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	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e					
3 Land & Buildings	scope to		any of t	he buildir			andstone MSA. ALC Grade at the site is 'Urb site as part of the development, although this						
4 Climate	·	-	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience		risk of surface water flooding. The site's clim opment, although this is somewhat depender											
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources		Site does not coincide with a GSPZ, but is within 100m of Bradford Beck to the south of the site. Development at the site would be likely to result in a minor increase in water consumption.											
6		++	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
Biodiversity & geodiversity							evelopment here, which would incorporate G e of the site.	elements, would					
7		++	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
Landscape & townscape	National has a po	Parks or A	AONBs ence o	. As it is a	a PDL sit al townsc	e, new ape, by	discernible effect on any landscape designation development may be an opportunity to better incorporating GI elements and high quality of	ensure the site design (as					
•	requirea	_					his is somewhat dependent on implementation						
8 Cultural heritage	+/- P LT IR M SP2, SP10, EN3, EN4, EN5, EN6, DS3 8a, 8b Site is within a historic conservation area and there are multiple listed buildings within 100m north east of the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.												
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	new hon		be exp	ected to	result in a	a minor	ches slightly on an AQMA. The construction a increase in air pollution in relation to existing rements.						
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	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	Bradford		quare F	Railway S	Station. T	he site	ent services. The nearest railway station is 7 has good access for pedestrians, but some					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types and minimum	d tenures oriteria of	of the h f policie	nousing is es HO4 a	s provide Ind HO5	d in line (10 or n	owards satisfying Bradford's housing needs, with the Local Plan policies. The developm nore homes, or an area of more than 0.5ha), as to reflect local need.	ent would meet the				
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible services		s at the si		d have g	ood acce	ess to ke	ey services and amenities including those or	Sunbridge Road				
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
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. SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, 142											
14 Culture &		+	Р	LT	IR	Н	DS3, DS4	14a				
leisure							range of culture and leisure opportunities in The site is 450m north west of City Park.	cluding pubs,				
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new deve	where the	re are c could p	currently otentially	none, an enhance	d so an e comm	ould introduce new potential targets and victi increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na	l 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 800m south east of the nearest GP surgery, Bilton Medical Centre. The site is within 1.1km of a hospital, St Luke's 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, as well as being 400m west of City Park.											
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education							School, is 950m north west of the site. The new site. These are both outside of the desired					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment							broad range of high quality and diverse emportunities through multiple					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	as by inc	reasing th inesses. <i>F</i>	e dema An impr	and for lo	cal good in the bu	mes co ls and s uilt envir	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential conment could lead to an improved attractive to help tackle local deprivation.	cal economy, such employees for				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development
CC/076 - Burnett Street Car Park	0.31	Car Park	PDL/Brownfield 100%	50 dwellings

Summary of assessment for CC/076: Adverse significant effects predicted due to the site being partially within an AQMA. No minor adverse effects predicted. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational 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 of				
3 Land &		++	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings	Site is B	rownfield.	Site co	incides w	ith a coa	I MSA.	ALC Grade at the site is 'Urban'.				
4 Climate		++	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	The site the inclu	The site is in FZ1 and is at very low risk of surface water flooding. This can be considered major beneficial with the inclusion of GI elements, although this is somewhat dependent on implementation.									
_ \\/ata=		+	Р	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	Site does not coincide with a GSPZ and there are no waterbodies within 100m. Development at the site would be likely to result in a minor increase in water consumption.										
6		++	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity							evelopment here, which would incorporate Gl e of the site.	elements, would			
		++	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. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.										
		+/-	Р	LŤ	IŘ	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	the site.	Short term d that the o	negati	ve effect	s would	come fr	eas and there are multiple listed buildings wit om the noise generated due to construction, visual setting of this PDL site and so would b	however it is			

		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, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	new hom	ithin a CAZ nes would associate	be exp	ected to	result in a	a minor	ches slightly on an AQMA. The construction a increase in air pollution in relation to existing rements.	and occupation of glevels due to				
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 600m north west at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.											
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimum	d tenures o criteria of	of the h f policie	ousing is s HO4 a	s provide Ind HO5	d in line (10 or n	owards satisfying Bradford's housing needs, with the Local Plan policies. The development one homes, or an area of more than 0.5ha), as to reflect local need.	ent would meet the				
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
services	Accessible Residents at the site would have good access to key services and amenities including those in Bradford											
		+	Р.	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	without o	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	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 600m of Peel Park to the north.											
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where the	re are c could p	urrently otentially	none, and enhance	d so an e comm	ould introduce new potential targets and victing increase in crime at the site cannot be ruled tunity 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	Site is 500m south west of the nearest GP surgery, Hillside Bridge Healthcare Centre. The site is within 900m of a hospital, Leeds Road Community Hospital. There are multiple exercise opportunities within 1.2km including an outdoor open space.											
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
17 Education							adership Academy, is 600m north east of the north of the site.	e site. The nearest				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment							broad range of high quality and diverse emp o further afield opportunities through multiple					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	as by inc	creasing th sinesses. <i>F</i>	e dema An impr	and for lo	of new ho ocal good in the bu	s and s ıilt enviı	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e conment could lead to an improved attractive o help tackle local deprivation.	al economy, such employees for				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development
CC/078 – East Parade Car Park	0.14	Car Park	PDL/Brownfield 100%	50 dwellings

Summary of assessment for CC/078: No adverse significant effects predicted. Minor adverse effects predicted for air quality (this is shared by all sites). The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational facilities.

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend Score of effect Paragraph A Score of effect Score of effect Paragraph A		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 B	Site is Brownfield. Site coincides with a coal MSA. ALC Grade at the site is 'Urban'.										
4 Climate		++	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience							iter flooding. This can be considered major be at dependent on implementation.	eneficial with the				
T \\/otox		+	P	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water	Site does	s not coind	ide witl	n a GSP	Z and the	re are	no waterbodies within 100m. Development at	the site would be				
resources	likely to I	result in a	minor ir	ncrease i	n water o	consum	ption.					
6		++	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
Biodiversity	Site is P	DL. It is co	nsidere	ed to be I	ikely that	new de	evelopment here, which would incorporate GI	elements, would				
&	be an op	portunity t	o enha	nce the b	oiodiversi	ty value	e of the site.					
geodiversity												
		++	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				

		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)					
7							discernible effect on any landscape designation						
Landscape &							development may be an opportunity to better incorporating GI elements and high quality of						
townscape		by various	Local	Plan poli	cies), alt	hough t	his is somewhat dependent on implementation	on.					
	The site	+/-	P within	LT a historic	IR	M ation ar	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
8 Cultural heritage	The site is located within a historic conservation areas and there are multiple listed buildings within 100m around the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.												
	0:1	- 0 4	P	LT	IR .	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality		in air pollu					ion of new homes would be expected to result due to pollution associated with homes and						
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	Bradford		ge Rail	way Stat	ion. The	site has	ent services. The nearest railway station is 5 good access for pedestrians, but somewhat						
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types an minimum	d tenures of criteria of	of the h	nousing is es HO4 a	s provide nd HO5	d in line (10 or n	owards satisfying Bradford's housing needs, with the Local Plan policies. The development homes, or an area of more than 0.5ha), as to reflect local need.	ent would meet the					
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
Accessible services		Residents at the site would have good access to key services and amenities including those in Bradford Broadway and around Bradford Interchange Railway Station.											
	Broadwa	y and arou	und Bra	adford Int	erchange IR	e Railwa H	ay Station. SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	without o	disrupting o	cohesiv oment l	reness of being of a	uality ho existing a scale th	mes wi	thin an existing community in an area of high inity, encouraging participation and community put pressure on local services and facilities of SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	deprivation (IMD) ty interaction,					
14 Culture &		+	Р	LT	IR	Н	DS3, DS4	14a					
leisure							range of culture and leisure opportunities inc The site is within 600m of City Park to the we						
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new dev	where thei	re are c could p	urrently otentially	none, and enhance	d so an e comm		out. However,					
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	a hospita	50m south al, Leeds F open spac	Road C	f the nea	rest GP : y Hospita	surgery al. There	Hillside Bridge Healthcare Centre. The site are multiple exercise opportunities within 1.	is within 900m of 2km including an					
17		++	Р	LT	IR	L _.	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education							adership Academy, is 800m north east of the north of the site.	e site. The nearest					
	Journa	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment							broad range of high quality and diverse empto further afield opportunities through multiple	loyment					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	as by inc	creasing th sinesses. <i>P</i>	e dema An impr	and for lo ovement	cal good in the bu	s and s uilt envii	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e conment could lead to an improved attractivel o help tackle local deprivation.	employees for					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development
CC/095 – Land West of Wharf Street	0.49	Car Park and hardstanding with some vegetation	PDL/Brownfield 100%	50 dwellings

Summary of assessment for CC/095: No adverse significant effects predicted. Minor adverse effects predicted due to flood risk. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational facilities.

		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 B	rownfield.	Site coi	ncides w	ith a coa	l and s	andstone MSA. ALC Grade at the site is 'Urb	an'.

		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)			
4 Climate change		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience							west tip of the site encroaching very slightly water flooding.	on FZ2 and is			
5 Water resources	Site does	+	P cide wit	LT h a GSP2	IR Z and the	re are i	SP9, EN1, EN2, EN7, EN9 no waterbodies within 100m. Development a	5a – 5e t the site would be			
6 Biodiversity & geodiversity	developr		which	would in			SP10, SP11, EN1, EN2, EN3, EN7, EN9 kely be removed. It is considered to be likely ments, would be an opportunity to further en				
7 Landscape & townscape	National developr incorpora	Parks or Ament may lating GI ele	AONBs be an c ements	. As it is a pportunit and high	a PDL sit ty to bette n quality o	e, but v er ensu	SP2, EN1, EN3, EN5, EN6, DS2, DS3 discernible effect on any landscape designation with some vegetation that would likely be removed the site has a positive influence on the local required by various Local Plan policies),	oved, new al townscape, by			
8 Cultural heritage	The site south of	the site. S ected that t	P within hort ter	LT 100m of a m negati	IR a historic ive effect	s would	SP2, SP10, EN3, EN4, EN5, EN6, DS3 vation area and there are multiple listed build come from the noise generated due to cons the visual setting of this PDL site and so wor	truction, however			
9 Air quality		in air pollu					SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ion of new homes would be expected to result to pollution associated with homes and				
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Bradford	ithin 150m Forster S vith a limite	quare F	Railway S	Station. T	he site	ent services. The nearest railway station is 3 has good access for pedestrians, but somew	50m west at hat limited for			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an minimum	d tenures of criteria of	of the h	nousing is es HO4 a	s provide nd HO5 (d in line (10 or n	owards satisfying Bradford's housing needs, with the Local Plan policies. The development hore homes, or an area of more than 0.5ha), as to reflect local need.	ent would meet the			
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
Accessible services		Residents at the site would have good access to key services and amenities including those in Bradford Broadway and around Bradford Forster Square Railway Station.									
13 Social cohesion	without o	disrupting o	cohesiv oment b	reness of being of a	existing a scale th	commu	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 thin an existing community in an area of high inity, encouraging participation and commun put pressure on local services and facilities	ty interaction,			
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure							range of culture and leisure opportunities inc The site is within 300m of Peel Park to the n SP1, SP3, SP4, SP16, H09, DS5, CO2				
15 Safe & secure	location new dev	struction a where the	nd occi re are c could p	upation ocurrently otentially	of new ho none, and enhance	mes wo d so an e comm	ould introduce new potential targets and viction increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na	ns of crime at a out. However,			
				I		1	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,	T			

		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 is 600m west of the nearest GP surgery, Hillside Bridge Healthcare centre. The site is within 1.1km of a hospital, Leeds Road Community Hospital. There are multiple exercise opportunities within 1.2km including outdoor open space.										
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education							eadership Academy, is 800m east of the site. In north east of the site.	The nearest			
	00001144	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment		•			•		broad range of high quality and diverse emp o further afield opportunities through multiple	•			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, s										

Site reference and Name	Size	Existing site	Brownfield/areenfield split	Potential
	(ha)	uses	Browniieid/greeniieid Spiit	development

CC/096 – Cathedral Quarter Phase 1	0.7	Car Park and hardstanding with some vegetation	PDL/Brownfield 100%	90 dwellings
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Summary of assessment for CC/096: No adverse significant effects predicted. Minor adverse effects predicted for air quality (this is shared by all sites). The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational 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)			
3 Land &		++	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings	Site is B	rownfield.	Site co	incides w	ith a coa	l and sa	andstone MSA. ALC Grade at the site is 'Urb	an'.			
4 Climate change		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
esilience	The site	is on FZ1.	There			of surfa	ce water flooding.	1			
5 Water resources		+ s not coind result in a					SP9, EN1, EN2, EN7, EN9 SP9, EN1, EN2, EN7, EN9 SP9, EN1, EN2, EN9 SP9, EN1, EN2, EN9 SP9, EN1, EN9 SP9, EN1, EN9 EN1, E	5a – 5e t the site would b			
6		+	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity	developr	DL, but wit nent here, sity value o	which	would in	ion that v corporate	vould lil e GI ele	kely be removed. It is considered to be likely ments, would be an opportunity to further en	that new hance the			
		+	Р	LT	IR	M	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. As it is a PDL site, but with some vegetation that would likely be removed, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.										
		+/-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	around t	he site. Sh ted that the	ort terr	n negativ	e effects	would	vation area and there are multiple listed buil- come from the noise generated due to const ne visual setting of this PDL site and so woul	ruction, however			
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	Site is within a 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	Bradford		quare F	Railway S	Station. T	he site	ent services. The nearest railway station is 4 has good access for pedestrians, but somew				
		+	Р	LT	IR		SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an minimum	The site could 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 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			und Bra	adford Fo	rster Squ		ey services and amenities including those in illumay Station.				
	_	+	Р.	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	without o	disrupting of	cohesiv oment b	reness of being of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and commun put pressure on local services and facilities	ity interaction,			

		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							range of culture and leisure opportunities inc The site is within 500m of Peel Park to the no			
		+/-	Р	LT	IR	М	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, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	hospital,		ad Con				de Bridge Healthcare centre. The site is within are multiple exercise opportunities within 1.2k			
47		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
17 Education							adership Academy, is 700m east of the site.	The nearest		
		+	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									
		+	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 economic as by increasing the demand for local goods and services and enhancing the pool of potential employer local businesses. An improvement in the built environment could lead to an improved attractiveness to which could encourage further inward investment to help tackle local deprivation.							mployees for			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development
CC/097 – Vacant plot bounded by Church Bank, Peckover Street and Currer Street	0.08	Car Park	PDL/Brownfield 100%	20 dwellings

Summary of assessment for CC/097: No adverse significant effects predicted. Minor adverse effects predicted due to flood risk. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational facilities.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend										
3 Land &		++	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings	Site is B	rownfield.	Site co	incides w	vith a coa	I 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	The site	is on FZ1.				of surfa	ce water flooding.				
5 Water		+	Р	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources		s not coinc result in a			in water o						
6		++	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity							evelopment here, which would incorporate Ge of the site.	I elements, would			
7		++	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
Landscape & townscape	National has a po	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.									
		+/-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	the site.	Short term d that the o	negat	ive effect	s would	come fr	ea and there are multiple listed buildings with om the noise generated due to construction, visual setting of this PDL site and so would be	however it is			
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality		in air pollu					ion of new homes would be expected to resustance to pollution associated with homes and				
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Bradford		quare I	Railway S	Station. T	he site	ent services. The nearest railway station is 5 has good access for pedestrians, but somew				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an minimun	d tenures n criteria of	of the h	nousing is es HO4 a	s provide Ind HO5	d in line (10 or n	owards satisfying Bradford's housing needs, with the Local Plan policies. The developmenore homes, or an area of more than 0.5ha), as to reflect local need.	ent would meet the			
		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			

		Effect on SA Objective										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
12 Accessible services	Residents at the site would have good access to key services and amenities including those in Bradford Broadway and around Bradford Forster Square Railway Station.											
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	without o	disrupting of	cohesiv oment b	eness of peing of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and communi put pressure on local services and facilities of 	ty interaction,				
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure							range of culture and leisure opportunities inc The site is within 500m of City Park to the so					
		+/-	Р	LT	IR	M	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 criposation where there are currently none, and so an increase in crime at the site cannot be ruled out. However, the construction where there are currently none, and so an increase in crime at the site cannot be ruled out. However, the construction is a construction of the construction and occupation of new homes would introduce new potential targets and victims of criposation.											
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	hospital,		ad Con				, Hillside Bridge Healthcare centre. The site i are multiple exercise opportunities within 1.2k					
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education							eadership Academy, is 700m north east of the north east of the north east of the site.	site. The nearest				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	8 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 Economy	as by ind	creasing th sinesses. <i>F</i>	e dema An impr	and for lo	cal good in the bu	s and s ıilt enviı	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e ronment could lead to an improved attractiver o help tackle local deprivation.	mployees for				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development
CC/099 – Gate Haus 2	0.14	A Car Park and a 2 -level car park structure	PDL/Brownfield 100%	20 dwellings

Summary of assessment for CC/099: No adverse significant effects predicted. Minor adverse effects predicted for air quality (this is shared by all sites). The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational 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 of				
3 Land &		++	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings	Site is B	rownfield.	Site co	incides w	ith a coa	I 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	The site	is on FZ1.	There	is a low r	risk of su	rface w	ater flooding.				
5 Water		+	Р	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources	Site does not coincide with a GSPZ and there are no waterbodies within 100m. Development at the site would be likely to result in a minor increase in water consumption.										
6		++	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity	Site is PDL. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to enhance the biodiversity value of the site.										
7		++	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
Landscape & townscape	National has a po	Parks or A sitive influ	AONBs ence o	. As it is a	a PDL sit al townsc	e, new ape, by	discernible effect on any landscape designation development may be an opportunity to better incorporating GI elements and high quality of his is somewhat dependent on implementation	ensure the site design (as			
		+/-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	The site is located within 100m of a historic conservation area and there are multiple listed buildings within 100m around the site, particularly to the north and west. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.										
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	Site is within a CAZ. The construction and occupation of new homes would be expected to result in a minor										
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	Baseline trend	Score of effect Dorugion		Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	Bradford		ge Rail	way Stat	ion. The	site has	ent services. The nearest railway station is 5 good access for pedestrians, but somewhat					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimum	d tenures n criteria of	of the h f policie	ousing is S HO4 a	s provide nd HO5 (d in line (10 or m	owards satisfying Bradford's housing needs, with the Local Plan policies. The development ore homes, or an area of more than 0.5ha), s to reflect local need.	ent would meet the				
12	400000	+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible services							ey services and amenities including those in lay Station.	Bradford				
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	without o	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							range of culture and leisure opportunities inc The site is within 550m of City Park to the so					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where the	re are c could p	urrently otentially	none, and enhance	d so an e comm	uld introduce new potential targets and victin increase 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	hospital,		ad Con				, Hillside Bridge Healthcare centre. The site i are multiple exercise opportunities within 1.2k					
47		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
17 Education					College,	is 1km ı	adership Academy, is 750m north east of the north of the site.	site. The nearest				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment			resider	nts with g	good acce	ess to a	broad range of high quality and diverse emp of further afield opportunities through multiple	loyment				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	as by inc	creasing the	e dema An impr	and for lo	in the bu	s and souilt envir	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e onment could lead to an improved attractiver o help tackle local deprivation.	mployees for				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	
CC/100 – Stone Street Car Park	0.10	A Car Park and hardstanding	PDL/Brownfield 100%	20 dwellings	

Summary of assessment for CC/100: No adverse significant effects predicted. Minor adverse effects predicted for air quality (this is shared by all sites). The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health facilities.

		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 B	rownfield.	Site coi	ncides w	vith a san	dstone	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	The site is on FZ1. There is a very low risk of surface water flooding.										
5 Water		+	Р	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources		s not coind result in a					no waterbodies within 100m. Development at aption.	the site would be			
6		++	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity							evelopment here, which would incorporate G e of the site.	l elements, would			
7		++	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.										
		+/-	Р	LŤ	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect Eugen		Duration Reversibility		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
8 Cultural heritage	the site, to constr	particularly	y to the wever i	east and t is expe	d south. S cted that	Short te	ea and there are multiple listed buildings with rm negative effects would come from the noi elopment would improve the visual setting o	se generated due
		-	P	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality		in air pollu					ion of new homes would be expected to result due to pollution associated with homes and	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Bradford		quare F	Railway S	Station. T	he site	ent services. The nearest railway station is 1 has good access for pedestrians, but somew	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimum	d tenures of criteria of	of the h	ousing is S HO4 a	s provide nd HO5	d in line (10 or n	owards satisfying Bradford's housing needs, with the Local Plan policies. The development ore homes, or an area of more than 0.5ha), s to reflect local need.	ent would meet the
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services							ey services and amenities including those in ilway Station. SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	Bradford 13a
13 Social cohesion	without o	disrupting o	cohesiv oment b	eness of peing of a	existing a scale th	commu	thin an existing community in an area of high nity, encouraging participation and communi put pressure on local services and facilities	ty interaction,
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							range of culture and leisure opportunities income site is within 500m of City Park to the so	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where ther	re are c could p	urrently otentially	none, and enhance	d so an e comm	ould introduce new potential targets and victir increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na	out. However,
16 Haalth		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health							Harley Clinic. The site is within 1.5km of a hocise opportunities within 1.2km including out	
17 Education	The near	+ rest primar	P y scho	LT ol, Greer	IR Lane Pi	L rimary S	SP6, SP14, SP16, EC3, DS5, CO2 School, is 900m north west of the site, this is	17a, 17b outside of the
18 Employment	Site wou	+ Id provide	P resider	LT nts with g	IR good acce	H ess to a	ton Boiling College, is 1.2km north of the site SP6, SP14, SP16, EC1, EC2, EC3, EC4 broad range of high quality and diverse empo further afield opportunities through multiple	18a, 18b ployment
19 Economy	The cons as by inc local bus	creasing the	e dema An impr	and for lo	cal good in the bu	s and s ıilt envir	SP6, SP14, SP16, EC1, EC2, EC3, EC4 uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential conment could lead to an improved attractive to help tackle local deprivation.	employees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	
CC/113 – Land and buildings east of	0.0	Empty Lot and	DDI /D	OO duugliin aa	
Grattan Road	0.2	Vacant buildings	PDL/Brownfield 100%	80 dwellings	
				·	

Summary of assessment for CC/113: No adverse significant effects predicted. Minor adverse effects predicted for water resources due to proximity to Bradford Beck, flood risk and distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, 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	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land & Buildings	scope to		any of tl	he buildir			andstone MSA. ALC Grade at the site is 'Urba- site as part of the development, although this	
		-	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e

		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)
4 Climate change resilience		e could be					at medium risk of surface water flooding. The GI in development, although this is somewhat	
5 Water resources	Site does	- s not coinc vould be li			a minor i		SP9, EN1, EN2, EN7, EN9 00m of Bradford Beck to the south of the site in water consumption.	·
6 Biodiversity & geodiversity							SP10, SP11, EN1, EN2, EN3, EN7, EN9 evelopment here, which would incorporate Gl e of the site.	6a – 6f elements, would
7 Landscape & townscape	National has a po	Parks or A sitive influ	AONBs. ence oi	. As it is a	a PDL sit	e, new ape, by	SP2, EN1, EN3, EN5, EN6, DS2, DS3 discernible effect on any landscape designation development may be an opportunity to better a rincorporating GI elements and high quality of the company	ensure the site lesign (as
8 Cultural heritage	Site is w	+/- ithin a hist m negativ	P oric cor e effect	LT nservations would	IR n area ar come fro	M nd there m the n	his is somewhat dependent on implementation SP2, SP10, EN3, EN4, EN5, EN6, DS3 are multiple listed buildings within 150m nor oise generated due to construction, however of this PDL site and so would be a long term	8a, 8b th east of the site. it is expected that
9 Air quality	Site is w	- ithin a CA	P Z and is in a mir	LT s within 1 nor increa	IR 00m of a	H in AQM	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 A. The construction and occupation of new hon in relation to existing levels due to pollution	9a – 9c omes would be
10 Transport							SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ent services. The nearest railway station is 7	
	cyclists v	vith a limit	ed amo	unt of cy	cle paths	э. Н	has good access for pedestrians, but somew SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010	11a
11 Housing	types an minimum	d tenures o criteria of	of the h f policie	nousing is es HO4 a	s provide nd HO5	d in line (10 or n	owards satisfying Bradford's housing needs, with the Local Plan policies. The developmenore homes, or an area of more than 0.5ha), tes to reflect local need.	ent would meet the
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 ey services and amenities including those on	12a
services		rnton Road		LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	without o	disrupting of	cohesiv oment b	reness of peing of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and communi- put pressure on local services and facilities of	ty interaction,
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		nts, church Fields.	nes and	doutdoor	leisure s	paces.	range of culture and leisure opportunities inc The site is 500m north west of City Park and	400m south of
15 Safe & secure	location new dev	where the	re are c could p	currently otentially	none, and enhance	d so an e comm		out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b
16 Health	St Luke's Resident	s Hospital.	te woul	d have g	ood acce	ess to a	Bilton Medical Centre. The site is within 1.24 diverse range of semi-natural habitats with o	·

		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)
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education							School, is 850m north west of the site. The ne	
	school, L	Dixon's City	y Acade	emy, is 1		ith of th	e site. These are both outside of the desired	ranges.
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18	Site wou	ld provide	resider	nts with c	good acce	ess to a	broad range of high quality and diverse emp	loyment
Employment							o further afield opportunities through multiple	
,	nearby.			,	,			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The con:	struction a	nd occi	pation o	f new ho	mes co	uld have a minor beneficial impact on the loc	al economy, such
19 Economy	as by inc	creasing th	e dema	nd for lo	cal goods	s and s	ervices and enhancing the pool of potential e	mployees for
,							ronment could lead to an improved attractiver	
							o help tackle local deprivation.	
<u> </u>	WILLOTT OC	dia cricoa	ago iu		a.avc3	tinoni t	o noip taotilo local acpitivation.	

Site reference and Name	Size	Existing site	Brownfield/greenfield split	Potential
Site reference and Name	(ha)	uses	Brownineid/greenineid spilt	development

CC/114 – Buildings at Bradford College, Great Horton Road Bradford College Buildings PDL/Brownfield 100% 190 dwe	ellings
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Summary of assessment for CC/114: No adverse significant effects predicted. Minor adverse effects predicted for air quality (this is shared by all sites). The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to educational 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	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land & Buildings	re-use m		buildir				MSA. ALC Grade at the site is 'Urban'. The art of the development, although this is some	
4 Climate change		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
resilience							water flooding. The site's climate resilience on is somewhat dependent on implementati	
		+	Р	LT	IR	M M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water	Site doe	s not coinc	ide wit	h a GSP			vaterbodies within 100m of the site. Develop	
resources							er consumption.	
6		++	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity	Site is P	DL. It is co	nsidere	ed to be I	ikely that	new de	evelopment here, which would incorporate G	I elements, would
&	be an op	portunity t	o enha	nce the b	oiodiversi	ty value	e of the site.	
geodiversity								
7		++	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
_andscape							discernible effect on any landscape designat	
zanuscape S	National	Parks or A	AONBs	. As it is a	a PDL sit	e, new	development may be an opportunity to bette	er ensure the site
	has a po	sitive influ	ence o	n the loca	al townsc	ape, by	incorporating GI elements and high quality	design (as
ownscape							his is somewhat dependent on implementat	
		+/-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
2011	Site is w	ithin 50m d	of a his	toric cons	servation	area a	nd there are multiple listed buildings within	
8 Cultural heritage	the site.	Short term	negati	ive effect	s would o	come fr	om the noise generated due to construction visual setting of this PDL site and so would	, however it is
	poortivo	-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is w	ithin a CA					ion of new homes would be expected to res	
9 Air quality		in air pollu					due to pollution associated with homes and	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport							ent services. The nearest railway station is	950m east at
	l Bradford				ion Tha	site has		
							s good access for pedestrians, but somewha	
		Interchan vith a limit						
	cyclists v	vith a limite +	ed amo	unt of cy LT	cle paths IR	ь. Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	at limited for
11 Housing	cyclists v	vith a limite + could mak	ed amo	LT nor positi	cle paths IR ve contril	H bution t	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs	at limited for 11a , depending on the
11 Housing	The site types an	vith a limite + could mak d tenures	P e a mir	LT nor positi	IR IR Ve contril	H bution to d in line	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs with the Local Plan policies. The developm	at limited for 11a , depending on the lent would meet the
11 Housing	The site types an minimum	vith a limite + could mak d tenures of	P Te a mir of the h	LT nor positinousing is HO4 a	IR IR Ve contril s provide	H bution to d in line (10 or n	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs with the Local Plan policies. The developm hore homes, or an area of more than 0.5ha)	at limited for 11a , depending on the lent would meet the
11 Housing	The site types an minimum	vith a limite + could mak d tenures of	P Te a mir of the h	LT nor positinousing is HO4 a	IR IR Ve contril s provide	H bution to d in line (10 or n	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs with the Local Plan policies. The development homes, or an area of more than 0.5ha) as to reflect local need.	at limited for 11a , depending on the lent would meet the
12	The site types an minimum	vith a limite + could mak d tenures of	P Te a mir of the h	LT nor positinousing is HO4 a	IR IR Ve contril s provide	H bution to d in line (10 or n	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs with the Local Plan policies. The developm hore homes, or an area of more than 0.5ha)	at limited for 11a , depending on the ent would meet th
12 Accessible	The site types an minimum aspects	vith a limite + could mak d tenures n criteria of such as ho	ed amo	LT nor position to the control of th	IR IR Ve contril s provide nd HO5 (affordable	bution to d in line (10 or no house	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs with the Local Plan policies. The development or homes, or an area of more than 0.5ha) as to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,	at limited for 11a , depending on the lent would meet the that specify 12a
11 Housing 12 Accessible services	The site types an minimum aspects	vith a limite + could mak d tenures n criteria of such as ho	ed amo	LT nor position to the control of th	IR IR Ve contril s provide nd HO5 (affordable	bution to d in line (10 or no house	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs with the Local Plan policies. The development homes, or an area of more than 0.5ha) as to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	11a , depending on the lent would meet the that specify
12 Accessible services	The site types an minimum aspects Resident Road.	vith a limit + could mak d tenures n criteria of such as ho + ts at the si	P e a mir f policie pusing i P te woul	LT nor positinousing is HO4 a mix and a LT d have g	IR ve contril s provide nd HO5 (affordable IR ood acce	H bution t d in line (10 or n e house H H H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs with the Local Plan policies. The development of homes, or an area of more than 0.5ha) as to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 ey services and amenities including those of SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	11a , depending on the tent would meet th, that specify 12a n Great Horton
12 Accessible	The site types an minimum aspects Resident Road.	vith a limit + could mak d tenures n criteria of such as ho + ts at the si + ment woul	P e a mir of the r policie pusing r P te woul	LT nor positinousing is HO4 a mix and a LT d have g	IR ve contril s provide nd HO5 (affordable IR ood acce	bution to d in line (10 or ne house Hess to ke	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs with the Local Plan policies. The development homes, or an area of more than 0.5ha) as to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 ey services and amenities including those of	at limited for 11a , depending on the tent would meet the that specify 12a n Great Horton 13a h deprivation (IME

		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		nts, church					range of culture and leisure opportunities inc The site is 500m north west of City Park and	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where ther	e are c	urrently i otentially	none, and enhance	d so an comm	ould introduce new potential targets and victir increase 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	Luke's H Residen	lospital.	te woul	d have g	ood acce	ss to a	Bilton Medical Centre. The site is within 950m diverse range of semi-natural habitats with o	•
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education							ngland Primary School, is 750m south of the south of the site.	site. The nearest
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment							broad range of high quality and diverse emp o further afield opportunities through multiple	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by ind	creasing th sinesses. <i>A</i>	e dema In impr	and for lo ovement	cal good: in the bu	s and s ilt envii	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e conment could lead to an improved attractiver o help tackle local deprivation.	mployees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/116 [SE/042] - 496		PDL plot with			Preferred Option:
Leeds Road	0.78	large existing building	Brownfield	32 dwellings	CC30/H

Summary of assessment for SE/042:

The site could deliver major positive effects for residents on 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.

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. 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 services and amenities, and employment areas.

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

The only other adverse effect predicted for the site is minor, and related to an increase in water consumption, which has been predicted at nearly all sites.

		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 – 3f
Buildings		DL. ALC Gource subject					te coincides with a coal MSA. Site would be an the MSA.	efficient use of th
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. Given would be avoided through a careful layout of d	
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							rithin 100m of a surface waterbody. Developme ater consumption.	ent at the site
6		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	current designat	condition. N	New de	velopme a good	ent here	would	sidered likely that the site is of limited biodivers be unlikely to result in any discernible effects of deliver biodiversity net gains at the site such a	on a biodiversity
		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a
7 Landscape & townscape	National There me to be like positive in value or	Parks or A ay thereforely that new influence of by ensuring the control of the co	ONBs. Te be lir To devel To the lo	The sit mited so opment ocal tow the new	e is PD ope for at the s nscape develo	L and one new desite wou character that a character that	a discernible effect on any landscape designat contains existing buildings that appear to be in evelopment to adversely alter the local charact ald be an opportunity to ensure that this location of the such as by incorporating GI elements of his of a high quality design (as required by various and implementation of development.	commercial use. er. It is considered n has a more gh visual amenity
	p 00.00)	0	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
8 Cultural heritage	Develop	ment at the	e site w	ould be	unlikel		ve a discernible effect on any sensitive heritage	
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality		ment targe			AZ. Nev	w devel	opment at this location could make achieving a the pollution associated with the construction	
4.0		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Bradford		ge Rail	way Sta	ition. Si		equent services. The nearest railway station is good access for pedestrians, but somewhat lim	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimum	d tenures of criteria of	of the h	ousing s H04 a	is provi Ind H05	ded in I 5 (10 or	n towards satisfying Bradford's housing needs ine with the Local Plan policies. The developm more homes, or an area of more than 0.5ha), uses to reflect local need.	ent would meet th

		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)
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services	The site	is surround	ded by	key ser	vices ar	nd ame	nities, notably in both directions along adjacent	Leeds Road.
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	without o	disrupting o	ohesiv ment l	eness of being of	of existir a scale	ng comi	within an existing community in an area of high munity, encouraging participation and communi ay put pressure on local services and facilities of	ty interaction,
440 11 0		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	culture a		opport	unities i	ncluding	g pubs,	at the site would have excellent access to a div cinemas, and places of worship. Broadway Cer	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location out. How	where ther vever, new	e are d develo	urrently pment	no resi could po	dential otentiall	would introduce new potential targets and victir receptors, and so an increase in crime at the si y enhance community cohesion and wellbeing, at the local risk of crime.	te cannot be ruled
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	north-ea Residen	st of St Lul ts would ha	ke's Ge ave ade	eneral H equate a	ospital. access	to greer	medical centre, Hillside Bridge Health Centre. T n space, including Bradford Moor Park, providin n physical and mental health for the residents or	g outdoor
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education		rest primar Carlton Bol			1.2km		Academy, is 565m north-east of the site. The if the site.	nearest secondary
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment			centre	of Brad	dford, in	cluding	access to a broad range of high quality and dive the Bowling Employment Zone which adjacent	to the site.
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc	creasing the	e dema rovem	and for I ent in th	ocal go	ods and environ	could have a minor beneficial impact on the loc d services and enhancing the pool of potential e ment could lead to an improved attractiveness t elp tackle local deprivation.	mployees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/119 – Prince's Way	0.41	Vegetated and area of hardstanding used for recreation.	Greenfield 50% Hardstanding 50%	Employment land	Preferred Option: CC32/E

Summary of assessment for CC/119:

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 significant boost to the local economy. A major positive or minor positive (due to development size) score has therefore been predicted for the employment and the economy SA Objectives.

Although the site would be adjacent to other commercial premises, which are located to the south of the site, a major negative effect is anticipated on the land and buildings SA Objective. This is because the site is a partially a greenfield site. The site benefits from good accessibility via public transport.

		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	HO5, HO6, HO7, TR2	3a – 3f	
Buildings		0% greenf dstone MS		50% hards	tanding. A	ALC Gra	ade at the site is 'Urban'. The site coinci	des with Coal	
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
resilience	Site is in	FZ1 and	part of the	site is at	a low risk	of surf	ace water flooding.		
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources	with a G	SPZ. Deve	elopment		would be		ark, is 30m north east of the site. Site do ed to result in a minor increase in water		
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6 Biodiversity & geodiversity		condition. I					n and may therefore have some biodive biodiversity value at the site and reduc		
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
						•		<u> </u>	
7 Landscape & townscape	and the located t	Yorkshire to the sout	Dales Na h of the s	tional Park	k. The site opment of	is not this sit	y designated landscapes, such as the Nocated in Green Belt land. Commercial e is likely to have a minor effect on the I	lidderdale AONB premises are	
7 Landscape & townscape	and the located t	Yorkshire to the sout ascape as	Dales Na h of the s sociated v	tional Park ite, Develo with the los	t. The site opment of ss of gree	e is not this sit infield la	y designated landscapes, such as the Nocated in Green Belt land. Commercial e is likely to have a minor effect on the land. SP2, SP10, EN3, EN4, EN5, EN6, DS3	Jidderdale AONB premises are ocal landscape	
	and the located the and town. The near within the located to the	Yorkshire to the sout a scape as:	Dales Na h of the s sociated v P building is I City Cer	tional Park ite, Develo with the los LT s the Grad ntre Conse	t. The site opment of ss of gree IR let II listed rvation A	this site of this site of the	y designated landscapes, such as the Nocated in Green Belt land. Commercial e is likely to have a minor effect on the land. SP2, SP10, EN3, EN4, EN5, EN6, DS3 ord Town Hall', 130m east of the site. The velopment at this greenfield site could p	Jidderdale AONB premises are ocal landscape	
& townscape 8 Cultural	and the located the and town. The near within the aminor and town.	Yorkshire to the sout his cape as: - rest listed e Bradford adverse ef	Dales Na h of the s sociated v P building is I City Cer ffect on th	tional Park ite, Develo with the los LT s the Grad htre Conse he setting o	x. The site opment of ss of gree IR e II listed rvation Al IR IR	e is not this sit enfield la M 'Bradforea. De ensitive	y designated landscapes, such as the Nocated in Green Belt land. Commercial e is likely to have a minor effect on the land. SP2, SP10, EN3, EN4, EN5, EN6, DS3 and Town Hall', 130m east of the site. The velopment at this greenfield site could pheritage assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	Jidderdale AONB premises are ocal landscape 8a, 8b le site is located otentially result in 9a – 9d	
& townscape 8 Cultural	and the located the and town. The near within the aminor and town. Develop increase at the sit	Yorkshire to the south ascape as:	Dales Na h of the s sociated v P building is d City Cer ffect on the P d not hav movement to exist	tional Park ite, Develo with the los LT s the Grad htre Conse he setting of LT re a discern hts within the los htting levels	IR IR III III III III III III III III	e is not this sit infield la M 'Bradforea. De ensitive M act on a Develoe const	y designated landscapes, such as the Nocated in Green Belt land. Commercial e is likely to have a minor effect on the land. SP2, SP10, EN3, EN4, EN5, EN6, DS3 and Town Hall', 130m east of the site. The velopment at this greenfield site could pheritage assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09 n AQMA. The site is within a CAZ and opment at this site would be likely to incruction and occupation of new business ated with this.	Idderdale AONB premises are ocal landscape 8a, 8b es site is located otentially result in 9a – 9d development may rease air pollution	
& townscape 8 Cultural heritage 9 Air quality	The nea within the a minor and town Develop increase at the sit the poter	Yorkshire to the south ascape as:	Dales Na h of the s sociated v P building is d City Cer ffect on the P d not hav movement to exist port move P	tional Park ite, Develo with the los LT s the Grad htre Conse he setting of LT re a discern hts within the hting levels hements and LT	IR IR III III III III III III III III	e is not this sit this sit infield la M 'Bradforea. De ensitive M act on a Develoe constitution associal H	y designated landscapes, such as the Nocated in Green Belt land. Commercial e is likely to have a minor effect on the land. SP2, SP10, EN3, EN4, EN5, EN6, DS3 ord Town Hall', 130m east of the site. The velopment at this greenfield site could pheritage assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n AQMA. The site is within a CAZ and opment at this site would be likely to incruction and occupation of new business ated with this. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	Jidderdale AONB premises are ocal landscape 8a, 8b re site is located otentially result in 9a – 9d rease air pollution premises and	
& townscape 8 Cultural heritage	The nea within the a minor and the site potest.	Yorkshire to the south ascape as:	Dales Na h of the s sociated v P building is d City Cer ffect on the P d not hav movemen n to exist cort move P	tional Park ite, Develo with the los LT s the Grad attre Conse he setting of LT re a discern hts within the ting levels hements and LT everal bus	IR e II listed rvation Arof these selection and the CAZ. due to the pollution IR stops. The site of the CAZ.	e is not this sit infield la M 'Bradforea. De ensitive M act on a Develoe constitution associal H are neared.	y designated landscapes, such as the Nocated in Green Belt land. Commercial e is likely to have a minor effect on the land. SP2, SP10, EN3, EN4, EN5, EN6, DS3 ord Town Hall', 130m east of the site. The velopment at this greenfield site could pheritage assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 In AQMA. The site is within a CAZ and opment at this site would be likely to incruction and occupation of new business ated with this. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 est railway station is Bradford Interchand and cyclists due to its city centre location	Idderdale AONB premises are ocal landscape 8a, 8b re site is located otentially result in 9a – 9d result in premises and 10a – 10d result in premises and	
& townscape 8 Cultural heritage 9 Air quality	The nea within th a minor at the potest the potest east of the site of the sit	Yorkshire to the south ascape as:	Dales Na h of the s sociated v P building is d City Cer ifect on the P d not hav movement to exist port move P 00m of se e site is a n/a	tional Park ite, Develo with the los LT s the Grad otre Conse e setting of LT re a discern ots within the ting levels ements and LT everal bus accessible n/a	IR e II listed rvation Arof these selection and the CAZ. due to the pollution IR stops. The for pedes	e is not this sit this sit infield la M 'Bradforea. De ensitive M act on a Develoe constitution associal H ae neare trians a H	y designated landscapes, such as the Nocated in Green Belt land. Commercial e is likely to have a minor effect on the land. SP2, SP10, EN3, EN4, EN5, EN6, DS3 ord Town Hall', 130m east of the site. The velopment at this greenfield site could pheritage assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n AQMA. The site is within a CAZ and opment at this site would be likely to incruction and occupation of new business ated with this. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 est railway station is Bradford Interchant cyclists due to its city centre location SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	lidderdale AONB premises are ocal landscape 8a, 8b le site is located otentially result in leavelopment may lease air pollution premises and loa – 10d leavelopment land loa – 10d leavelopment land loa – 10d leavelopment land loa – 11a	
& townscape 8 Cultural heritage 9 Air quality 10 Transport	The nea within th a minor at the potest the potest the site east of the site o	Yorkshire to the south ascape as:	Dales Na h of the s sociated v P building is d City Cer ifect on the P d not hav movement to exist port move P 00m of se e site is a n/a	tional Park ite, Develo with the los LT s the Grad otre Conse e setting of LT re a discern ots within the ting levels ements and LT everal bus accessible n/a	IR e II listed rvation Arof these selection and the CAZ. due to the pollution IR stops. The for pedes	e is not this sit this sit infield la M 'Bradforea. De ensitive M act on a Develoe constitution associal H ae neare trians a H	y designated landscapes, such as the Nocated in Green Belt land. Commercial e is likely to have a minor effect on the land. SP2, SP10, EN3, EN4, EN5, EN6, DS3 ord Town Hall', 130m east of the site. The velopment at this greenfield site could pheritage assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n AQMA. The site is within a CAZ and opment at this site would be likely to incruction and occupation of new business ated with this. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 est railway station is Bradford Interchant cyclists due to its city centre location SP8, HO1, HO2, HO3, HO4, HO5, HO6,	lidderdale AONB premises are ocal landscape 8a, 8b le site is located otentially result in ga – 9d levelopment may lease air pollution premises and loa – 10d lege, 300m north in land land land land land land land lan	

		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 services		ision of ne		yment dev	elopment	here c	ould potentially help to enhance the loca	al 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 si- ely affect the cohesion of residential cor			
14 Culture &		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	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	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 risk of crime.									
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 proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.									
		+	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 prop	osed dev	elopment	would pro	vide new	employ	ment opportunities in Bradford.			
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	The proposed development would deliver new employment space that would contribute towards the long term success and help to significantly boost the vitality of Bradford's economy.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/120 – Jacobs Well	1.18	Jacobs Well Car Park, with existing buildings and vegetation within site boundary.	Brownfield	Employment land	Preferred Option: CC32/E

Summary of assessment for CC/120:

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 significant boost to the local economy. A major positive or minor positive (due to development size) score has therefore been predicted for the employment and the economy SA Objectives.

The site benefits from good accessibility via public transport, and a major positive score has been predicted for this SA Objective.

		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	HO5, HO6, HO7, TR2	3a – 3f			
3 Land & Buildings	Site coin	Site is PDL. Buildings within the site may present opportunities for reusing structures or construction materials. Site coincides with a coal MSA. Site would be an efficient use of the land resource, subject to the potential effects on the 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		The majority of the site is in FZ1 but the southern extent lies within FZ2. Part of the site is at a low risk of surface water flooding.									
		-	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			

		Effect on	SA Objecti	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
5 Water							m of a surface waterbody. Developmen	
resources	be expe	cted to res +/-	sult in a m	inor increa	ase in wat IR	er cons M	umption at this location in relation to ex SP10, SP11, EN1, EN2, EN3, EN7, EN9	isting levels. 6a – 6f
6 Biodiversity & geodiversity	areas ma	e majority ay therefo	re have s	ome biodiv	field, ther versity val	e are a	reas of vegetation within the site bounds current condition. However, as the curne biodiversity on site.	aries. These
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape							evelopment would be an opportunity to -keeping with the existing built form of t	
		+	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	located 1	150m sout	th of the E improved	Bradford Ci	ity Centre	Conse	isted Buildings or Scheduled Monumen rvation Area. The setting of this heritage is site is improved through new develop	e asset would be
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	increase at the sit	vehicular e in relation	moveme on to exis port move	ents within the ting levels ements and	the CAZ. due to the d pollution	Develo consti associ	n AQMA. The site is within a CAZ and opment at this site would be likely to incruction and occupation of new business ated with this. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4,	ease air pollution premises and
10 Transport	The site	++ is within 4	P 100m of s	LT everal bus	IR stops. Th	H ne neare	TR5, TR6 est railway station is Bradford Interchange	10a – 10d ge, 300m east of
							ists due to its city centre location.	
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 employi	ment 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		ision of no	•	yment dev	elopment	here c	ould potentially help to enhance the loca	al offering of key
13 Social	00111000	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 si ely affect the cohesion of residential cor	
14 Culture &	J	0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		roposed fo of cultural				and wou	uld be unlikely to have a discernible effe	ct on the local
	Th	+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	crime at However	a location	where th	ere are cu	rrently no	ne, and	site would introduce new potential targ so an increase in crime at the site cann natural surveillance, and so could help	not be ruled out.
16 Hoolth		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	e.				so it wo	ould be unlikely to have a discernible eff	_
17 Education		•	P new emp	LT ployment la	IR and that o	L ffers sk	SP6, SP14, SP16, EC3, DS5, CO2 ills learning opportunities for local peop	17a – 17c le and
18	employe	++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment	The prop	osed dev	elopment	would pro			ment opportunities in Bradford.	10a 10h
19 Economy	The pror	nosed dev	l r elopment	. Moniq qel	IR iver new e	H employr	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ment space that would contribute toward	19a, 19b
. C Economy							adford's economy.	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/121 – Exchange Court/ Vicar Lane	0.86	Multistorey car park	100% Brownfield	Employment land	Preferred Option: CC33/E

Summary of assessment for CC/121:

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 significant boost to the local economy. A major positive or minor positive (due to development size) score has therefore been predicted for the employment and the economy SA Objectives.

The site benefits from excellent accessibility via public transport, and a major positive score has been predicted for this SA Objective.

		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)		
		+/-	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3f		
3 Land & Buildings	Site is PDL. Existing structures within the site may present opportunities for reusing construction materials. Si coincides with a coal MSA. Site would be an efficient use of the land resource, subject to the potential effects on the 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							at low risk of surface water flooding an rater flooding.	d there are small		
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							m of a surface waterbody. Developmer			
	be expe	cted to res	ult in a m P	inor increa	ise in wat IR	er cons M	umption at this location in relation to ex SP10, SP11, EN1, EN2, EN3, EN7, EN9	sting levels.		
6 Biodiversity	The site	is brownfi								
& geodiversity	The site is brownfield and as the current use is as a car park, this would still be an opportunity to enhance the biodiversity on site.									
		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape							evelopment would be an opportunity to			
		the site or	the local	l character	and wou	ld be in	-keeping with the existing built form of	he local area.		
	effect of	the site or	the local	l character	and wou	ld be in	-keeping with the existing built form of SP2, SP10, EN3, EN4, EN5, EN6, DS3	he local area.		
& townscape 8 Cultural	Develop within 12 adjacent Conserv	+ ment woul 20m of the to Bradfo ation Area	P d not hav site, the ord City Ce itself. Th	LT re a discerr closest bei entre Cons	IR IR IN IN IN IN IN IN IN IN IN IN IN IN IN	Mact on Se II Liste Area, witage as	-keeping with the existing built form of	8a, 8b E Listed Buildings is directly		
	Develop within 12 adjacent Conserv	+ ment woul 20m of the to Bradfo ation Area	P d not hav site, the ord City Ce itself. Th	LT re a discerr closest bei entre Cons	IR IR IN IN IN IN IN IN IN IN IN IN IN IN IN	Mact on Se II Liste Area, witage as	specifical services with the existing built form of SP2, SP10, EN3, EN4, EN5, EN6, DS3 Scheduled Monuments. There are three and Building 'The Victoria Hotel'. The site ith an area at the north of the site withing set would be likely to be slightly improve	8a, 8b E Listed Buildings is directly		
& townscape 8 Cultural	Develop within 12 adjacent Conserv amenity Develop increase at the sit	+ ment woul 20m of the to Bradfo ation Area of the site ment woul vehicular e in relatic	P d not have site, the ord City Centre itself. The is improved a not have movement to exist	LT e a discerrictosest bei entre Conse setting cred through LT e a discerrints within ting levels	IR nible impaing Gradeservation of this herin new development of the IR nible impained in the CAZ. due to the	M act on Sell Liste Area, witage as velopme M act on a Develoe consti	sp2, SP10, EN3, EN4, EN5, EN6, DS3 Scheduled Monuments. There are three debuilding 'The Victoria Hotel'. The site ith an area at the north of the site within set would be likely to be slightly improvent on this brownfield site. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4,	8a, 8b Existed Buildings is directly in the red as the visual 9a – 9d development may rease air pollution		
& townscape 8 Cultural heritage	Develop within 12 adjacent Conserv amenity Develop increase at the sit	+ ment woul 20m of the to Bradfo ation Area of the site ment woul vehicular e in relatic	P d not have site, the ord City Centre itself. The is improved a not have movement to exist	LT e a discerrictosest bei entre Conse setting cred through LT e a discerrints within ting levels	IR nible impaing Gradeservation of this herin new development of the IR nible impained in the CAZ. due to the	M act on Sell Liste Area, witage as velopme M act on a Develoe consti	sp2, SP10, EN3, EN4, EN5, EN6, DS3 Scheduled Monuments. There are three debuilding 'The Victoria Hotel'. The site ith an area at the north of the site within set would be likely to be slightly improvent on this brownfield site. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 In AQMA. The site is within a CAZ and apment at this site would be likely to incruction and occupation of new business	8a, 8b Existed Buildings is directly in the red as the visual 9a – 9d development may rease air pollution		
& townscape 8 Cultural heritage	Develop within 12 adjacent Conserv amenity Develop increase at the sit the poter This site is Bradfo	+ ment woul 20m of the to Bradfo ation Area of the site ment woul vehicular e in relation ntial transp ++ has excel	P d not have site, the ord City Centre itself. The isimprovement of the control o	LT e a discerrictosest beientre Conse setting ced through LT e a discerrints within ting levels ements and	IR nible impaing Grade servation of this herin new development of the CAZ. due to the dipollution IR The site is adjacent the cade of the	M Mact on Se II Listed Area, we itage as velopmed M Mact on a Develoe construction associal H is withing the si	seeping with the existing built form of SP2, SP10, EN3, EN4, EN5, EN6, DS3 Scheduled Monuments. There are threed Building 'The Victoria Hotel'. The site ith an area at the north of the site within set would be likely to be slightly improvent on this brownfield site. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 In AQMA. The site is within a CAZ and pment at this site would be likely to incruction and occupation of new business ated with this. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4,	8a, 8b E Listed Buildings is directly in the red as the visual 9a – 9d development may rease air pollution premises and 10a – 10d st railway station		
& townscape 8 Cultural heritage 9 Air quality 10 Transport	Develop within 12 adjacent Conserv amenity Develop increase at the sit the poter This site is Bradfo	+ ment woul 20m of the to Bradfo ation Area of the site ment woul vehicular e in relation ntial transp ++ has excel	P d not have site, the ord City Centre itself. The isimprovement of the control o	LT e a discerniclosest beigentre Consesting of eathrough LT e a discernits within the ting levels ements and LT port links. mediately a	IR nible impaing Grade servation of this herin new development of the CAZ. due to the dipollution IR The site is adjacent the cade of the	M Mact on Se II Listed Area, we itage as velopmed M Mact on a Develoe construction associal H is withing the si	sp2, SP10, EN3, EN4, EN5, EN6, DS3 Scheduled Monuments. There are threed Building 'The Victoria Hotel'. The site ith an area at the north of the site within set would be likely to be slightly improvent on this brownfield site. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 In AQMA. The site is within a CAZ and pment at this site would be likely to incruction and occupation of new business ated with this. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 In 400m of several bus stops. The neare	8a, 8b E Listed Buildings is directly in the red as the visual 9a – 9d development may rease air pollution premises and 10a – 10d st railway station		
& townscape 8 Cultural heritage 9 Air quality	Develop within 12 adjacent Conserv amenity Develop increase at the sit the poter This site is Bradfo pedestria	+ ment woul 20m of the to Bradfo ation Area of the site ment woul vehicular e in relation ntial transp ++ has excel prd Interch ans and cy O	P d not have site, the ord City Centriself. The is improvement of the exist port movement of the exist	LT e a discernce closest beightre Consesting cred through LT e a discernits within thing levels ements and LT port links. mediately a set to its city	IR nible impaing Grade servation of this herin new develoce IR nible impained CAZ. due to the dipollution IR The site is adjacent to centre loce In/a	M Mact on Se II Liste Area, witage as velopmed M M act on a Develoe construction associal H s within o the si cation.	seeping with the existing built form of SP2, SP10, EN3, EN4, EN5, EN6, DS3 Scheduled Monuments. There are threed Building 'The Victoria Hotel'. The site ith an area at the north of the site within set would be likely to be slightly improvent on this brownfield site. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 In AQMA. The site is within a CAZ and pment at this site would be likely to incruction and occupation of new business ated with this. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 In 400m of several bus stops. The neare the south western perimeter. The site is	8a, 8b e Listed Buildings is directly in the red as the visual 9a – 9d development may rease air pollution premises and 10a – 10d st railway station accessible for		

		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 services		vision of ne		yment dev	elopment	here c	ould potentially help to enhance the loca	I 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 si ely affect the cohesion of residential cor		
14 Culture &		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	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	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 risk of crime.								
401100110		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 proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.								
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
17 Education	Site wou	•	provide new employment land that offers skills learning opportunities for local people and						
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 Bradford.		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy							ment space that would contribute toward adford's economy.	ls the long term	